

1 THE RESTORATION ADVISORY BOARD MEETING

6 TUESDAY, JANUARY 14, 1997

7 HELD AT

8 FORT MASON, G.G.N.R.A. HEADQUARTERS

9 SAN FRANCISCO, CALIFORNIA

10 7:00 P.M.

17 REPORTER'S TRANSCRIPT OF PROCEEDINGS

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1 RESTORATION ADVISORY BOARDMEMBERS:

2 (COMMUNITY AND TECHNICAL)

3 THOMAS APPLING

MARK YOUNGKIN

4 HAROLD BALL

5 ROBERTA BLANK

6 SAUL BLOOM

7 JOHN BUCK

8 JULIA CHEEVER

9 ROMY FUENTES

10 JOAN GIRARDOT

11 BRUCE HANDEL

12 ROGER HENDERSON

13 MOLLY HOOPER

14 DOUG KERN

15 LEEANN LAHREN

16 ANDREW LOLLI

17 BRUCE MCKLEROY

18 JAN MONAGHAN

19 HOWARD NATHIEL

20 PETER O'HARA

21 ROBERT REINHARD

22 BRIAN ULLENSVANG

23 MARTHA WALTERS

24 DAVID WILKINS

25 MICHAEL WORK

COMMUNITY MEMBERS: 14

TECHNICAL MEMBERS: 9

3 FACILITATOR KERN: Good evening.

2 This is the regularly scheduled meeting of the
 3 Presidio of San Francisco Restoration Advisory
 4 Board. I'd like to welcome everyone here tonight.

5 I would also like to thank the members of the
 6 public for coming out on this cold evening.

7 I would like to see a show of hands in the
 8 audience for those members of the public that are
 9 here with regard to Mountain Lake. Okay, so we do
 10 have a few. I think what we'll do is move on to
 11 Item No.2. And I'd like to get a discussion about
 12 Mountain Lake at the beginning of the agenda for
 13 those folks, in case they would like to part.

14 Are there any other items or changes to the
 15 agenda, additions? Very good. So there would be
 16 just that one item with regard to Mountain Lake.
 17 I've been asked to slide that in at 6.A, if that's
 18 all right with everyone. Very good. I think,
 19 David, you mentioned that you're dropping a couple
 20 of things from the agenda?

21 BOARDMEMBER WILKINS: The
 22 announcement for the upcoming meetings at 3.A, and
 23 current cleanup activities, the information
 24 it's in the newsletter, there have been no
 25 changes from that, so there won't be any updates

4 1 there. So we're going to drop those two things
 2 from the agenda.

3 FACILITATOR KERN: All right. Moving
 4 on to Item No. 4. Any old business? Yes, Bob.

5 BOARDMEMBER REINHARD: Is there going
 6 to be a discussion about the extension of the
 7 Feasibility Study? Although, I wasn't present, I
 8 asked that my thoughts be conveyed, and I
 9 understand they were. I also understand that the
 10 discussion was left at, "We'll talk about it some
 11 more at the next meeting." I think this is an Old
 12 Business item, and I don't know if there's any more
 13 explanation or discussion that's necessary, but, as
 14 in the past, when this particular document came up
 15 -- this is the biggest document we have to decide
 16 upon. Also the previous draft is essential.

17 There's no guidance for information or intuition
 18 about what the final draft is going to be like
 19 because of the major new changes in the remedial
 20 investigation part of the report, and 30 days does
 21 not seem appropriate as a comment period. And I
 22 suggested a minimum of 45, I think other people may
 23 have said 60, but that's the issue.

24 FACILITATOR KERN: Other comments
 25 from community members? I think there was general

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1 consensus and support for that extension, so I
2 would certainly support that extension. Would it
3 be appropriate, at this time, for the Army to
4 respond? We're having a small negotiation here to
5 put that down to Item 6.F. Would that be okay with
6 everyone? All right.

7 BOARDMEMBER REINHARD: What is Old
8 Business then, anyway? What would be Old
9 Business?

10 FACILITATOR KERN: I think everything
11 is Old Business.

12 BOARDMEMBER REINHARD: I don't know
13 why we have Old Business, if there is never
14 anything that's Old Business.

15 FACILITATOR KERN: I agree.

16 BOARDMEMBER REINHARD: Why don't we
17 do it now?

18 BOARDMEMBER WILKINS: This is the
19 issue regarding the review period dispute for the
20 Feasibility Study. That is, the RI has been
21 extended about three times now. These extensions
22 have increased the cost of that entire process
23 about three quarters of a million dollars. When we
24 were looking at the publication date of the RI, and
25 the end date that we needed to meet in order to fit

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1 changes. The basis for selecting the remedy -- I
2 mean, anybody who has looked at the previous RI,
3 which is already this long, and we've had numerous
4 kinds of presentations in the interim about the
5 many kinds of changes. Since we're only going to
6 see the new Feasibility Study for the first time on
7 that date in February, which I understand is kind
8 of a hopeful date anyway, and to rethink the whole
9 answer, the whole conclusion, to the effort that
10 we've been here for three whole years, looking at
11 the two weeks that I am talking about, as a
12 minimum, or some people have asked for another 30
13 days, seems all that more important. Otherwise,
14 we're being asked to give a quick and unstudied
15 answer to the main reason why we're assembled.

16 I think also, the experience of some of the
17 new members is, that these documents are quite
18 complicated and we haven't had any presentations,
19 reviews or discussions about the Feasibility Study
20 as we had in the interim changes about the remedial
21 investigation. If you were going to take the two
22 weeks from anywhere, that was the least comfortable
23 place to take the time from. I don't know if this
24 is a suggestion or not, but personally, I think, if
25 you're going to spend two weeks or so in effort on

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1 that within the contractual limitations, we had
2 funding for a contractor who's doing the CERCLA
3 documentation. When we looked at the schedule, as
4 was previously revised, the most logical place to
5 cut time out, such that, we could still have our
6 ROD completion date by 31 July, was in the
7 Feasibility Study review period. Previously, I
8 believe, we had an extra two weeks to three-week
9 period in there where we were going to publish sort
10 of a revised draft, final FS, after the initial
11 draft came out and went out for review, and we
12 decided to cut that period out. Instead, what we
13 decided to do, in concurrence with the regulators,
14 with the importance of time and contractual
15 obligation that we have to meet, was to publish the
16 RI, distribute that for review to everyone who is
17 interested, prepare a responsive summary to that,
18 and attach that as an appendix to the RI, such
19 that, that would serve as the document that would
20 go forward towards developing the draft remedial
21 action plan.

22 BOARDMEMBER REINHARD: I think you
23 just articulated a stronger argument why we need a
24 longer period of time to review the Feasibility
25 Study. That the RI has gone through enormous

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1 the responses to the RI comments, I would barter
2 that two weeks for the extra comment on the
3 Feasibility Study, because that seems more
4 critical, more important. It's the decision that
5 has the most impact and the one that needs the most
6 attention from everybody.

7 BOARDMEMBER WILKINS: Well, I know
8 that the Army agrees that your concern is valid and
9 recognizes the importance of what the Feasibility
10 Study means to the overall cleanup program. But
11 you also need to recognize what our contractual
12 limitations are. The fact that we have already
13 extended this to the tone of three quarters of a
14 million dollars of additional expenditures, a lot
15 of which had to do with the lengthy reviews times,
16 just in an effort to support the request of the
17 public. And we also feel that the amount of time
18 that we put into the remedial investigation report,
19 the various discussions that we've had regarding
20 the changes to the remedial investigation report,
21 cleared up some of the issues that were presented
22 when the original draft Feasibility Study was put
23 out last year, it was kind of put on the back
24 burner because of the contentious issues that were
25 raised in the RI.

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1 It's still our opinion that there's really
2 nothing we can do about that. I mean, we don't
3 have any further room to extend the contract with
4 consultant who's preparing that document.

5 BOARDMEMBER REINHARD: But your
6 argument is not logical. If you spend the extra
7 money to make a better quality document, why
8 shortchange that effort by saying that the results
9 of that extra spending of money won't be given as
10 thorough and as knowledgeable a review as the other
11 document? That makes no sense.

12 BOARDMEMBER WILKINS: I will try to
13 help this make sense to you, and I'm not sure how
14 best to do that. But the fact of the matter is, we
15 cannot change what contractual limitations we
16 have. And so this is a point where I think, you,
17 as perhaps one of the leaders of the RAB here, need
18 to get together with the other members of the RAB,
19 and perhaps figure out a way to more easily digest
20 the Feasibility Study. Perhaps you could break it
21 down into certain sections and have certain parts
22 of your technical subcommittee review certain
23 sections of the RAB, so that not every individual
24 person has to review every single aspect of the
25 Feasibility Study.

10

1 BOARDMEMBER REINHARD: I would not
2 presume to tell people what parts they should or
3 should not read.

4 BOARDMEMBER WILKINS: I'm not trying
5 to presume that either. What I am trying to do is
6 to suggest ways to streamline.

7 See, the public is not the only organization
8 that is going to be affected by this condensed
9 schedule, review time. Regulators and everybody
10 else are going to have to go through the same
11 thing. And they are all going to have to figure
12 out how to get their review and comments done
13 within the time period as stated. And it's a tough
14 thing to have to swallow, but that's what we're
15 going to have to do. And if you need help, if we
16 can set up some type of situations where your work
17 groups would have interaction with folks from AEC
18 by conference call, or in person, or folks from the
19 Corps, or consultants working with you to answer
20 your questions or concerns about the Feasibility
21 Study, we'll be prepared to do that.

22 BOARDMEMBER REINHARD: You mentioned
23 that other regulators thought that this was the
24 right idea. Was that the view of the other
25 regulators? I'd like to hear from each agency

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1 involved. The Park Service, EPA the DTSC.

2 BOARDMEMBER WORK: The EPA did agree
3 to a condensed review.

4 BOARDMEMBER REINHARD: And the Park
5 Service?

6 BOARDMEMBER BLANK: We didn't
7 specifically agree to it.

8 BOARDMEMBER REINHARD: Romy?

9 BOARDMEMBER FUENTES: Yes, we
10 committed to a 30-day review with possible
11 extensions depending on the report, because like I
12 said, there is information that was generated
13 during the RI. But just like the Army, we're
14 committed to a schedule and it would take the
15 signature of the governor to change that schedule.
16 So we committed the completion of the RI/FS for the
17 Main Installation site by the end of June. So if
18 we're coming up with more delays in the review
19 process, it would be really difficult to get an
20 approval.

21 BOARDMEMBER REINHARD: I don't
22 understand what you just said about the signature
23 of the governor. I never worked on a site, ever,
24 where the signature of the governor was required to
25 extend the contract.

12

1 BOARDMEMBER FUENTES: I'm just saying
2 that there are layers of management that we need to
3 talk to in order to extend this schedule.

4 BOARDMEMBER REINHARD: Well, do any
5 other members of the public think that there should
6 be a longer review period?

7 BOARDMEMBER YOUNGKIN: Well, I can
8 always use as much extra time as I can get. We
9 usually just have a few people reviewing the
10 report. We're going to have a lot of eco reports
11 to review at the same time. I would take any
12 extension I could get, as far as reviewing the
13 report.

14 BOARDMEMBER REINHARD: Let me just
15 underline what I was saying before. This is not
16 like any other report, like the ones that we get
17 notices about frequently. This is the major
18 conclusion about the Main Installation and it's a
19 formidable document. And I just think that a
20 longer review period seems appropriate. I don't
21 know why two weeks, when an extra \$750,000 and
22 extra months were spent on the underlying data were
23 thought to be necessary, why the conclusions and
24 the results of that research should receive only a
25 fraction, a small fraction, of the review period

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1 that the remedial investigation has gotten.

2 FACILITATOR KERN: Further comments
3 from RAB members?

4 BOARDMEMBER GIRARDOT: I would just
5 say that as a non-technical community member, I'm
6 going to rely heavily on the recommendations of the
7 technical review committee, so I probably would
8 support the extra two weeks for them to review it
9 first, and then make the recommendation.

10 BOARDMEMBER BALL: I also would echo
11 that. I'm very concerned, also, about the
12 condensed schedule for such a major document. I am
13 also concerned because we haven't really received
14 an indication on how the Army plans to educate the
15 RAB about this Feasibility report in terms of the
16 presentations, meetings. What's the program going
17 to be? Because if you intend to get realistic
18 comments within a month, the report has to be
19 presented, digested and then comments have to be
20 made. And then the public has to put those
21 comments together and get them back to you. So
22 really, for some viable comments back, the process
23 has to either be longer or we really have to put a
24 lot of effort into bringing everybody up to speed.
25 So I guess those are my concerns.

15

1 not a unanimous decision. And Rich is not here, so
2 his views are not known. Martha?

3 BOARDMEMBER WALTERS: I definitely
4 think there should be an extension.

5 BOARDMEMBER REINHARD: Okay. So
6 another government entity thinks there definitely
7 should be an extension. So I think that the views
8 of the team involved, what we call, RPM team or
9 project manager team, is not decided.

10 BOARDMEMBER WORK: EPA agreed that
11 EPA would provide comments in 30 days. We haven't
12 really said anything about whether or not the
13 community should get an extension of two weeks. I
14 mean, those are separate issues.

15 BOARDMEMBER REINHARD: That's even
16 more, I think, speaking to the issue, that what you
17 said before, that you have agreement or concurrence
18 from other regulators is not quite correct. And
19 that if we're making a request, I guess my request
20 is not that the Army reconsider, because you seemed
21 pretty entrenched on the idea. I think the issue
22 is one that should be taken up by the government
23 agencies before the next RAB meeting and discussed
24 more decisively.

25 BOARDMEMBER WORK: Could I add one

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1 BOARDMEMBER GIRARDOT: Our meeting is
2 on the 21st, so it is coming up between meetings.
3 So 10 days after it comes out we're supposed to
4 have our comments back. We haven't had any time to
5 have any presentations or anything.

6 FACILITATOR KERN: Well, this is an
7 issue that we need to sort of get some closure on,
8 I think. So do we have a meeting between now and
9 when the document is to come out?

10 BOARDMEMBER GIRARDOT: February
11 11th.

12 FACILITATOR KERN: Well, the
13 suggestion that I can provide, would be to ask that
14 the Army take this under consideration. And what
15 we've done in the past is, that when you have
16 reconsidered it, and if you were to decide to grant
17 this extension, that you would then announce it.
18 I'm not sure that we're going to get it here,
19 unless there are additional comments.

20 BOARDMEMBER REINHARD: I think the
21 additional request should also be among the
22 regulators. Romy has expressed some concern that
23 an extension might be warranted. The Park Service,
24 to repeat in my own words, has not weighed in. And
25 the EPA has agreed with the Army. To me, that's

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1 more thought? I've worked on a number of RI/FS
2 documents, and it's been my experience it is hard
3 to come to conclusions on them. But I am somewhat
4 sympathetic. There have been a number of
5 extensions over a very large time frame. I don't
6 see it as, really, the end of the world if the
7 RI/FS is, quote, unquote, finalized. Because even
8 after that point, should someone discover
9 something, a serious issue or problem that turns
10 out to be a show stopper, then these documents can
11 be supplemented. And I've seen that happened many
12 times. So I just wanted to express my feelings,
13 that I'm not terribly upset about seeing this
14 document go forward. Now I realize the community
15 may have separate feelings about their ability to
16 digest this document in 30 days.

17 BOARDMEMBER REINHARD: Well, I also
18 think there's leeway, because there's another
19 comment period when the remedial action plan
20 comment period begins, which is afterwards, right,
21 Romy?

22 BOARDMEMBER FUENTES: Right.

23 BOARDMEMBER REINHARD: So there is
24 another comment period on the remedy, but it is
25 still difficult.

1 BOARDMEMBER BALL: As you say, it
2 would have to be a show stopper. And I don't know
3 if what I think, what really is driving the
4 concern, is not the show stopper, it's more the
5 fine tuning, the issues that are a little more
6 subtle to catch. And I think that's really what
7 people are asking about.

8 BOARDMEMBER ULLENSVANG: As with the
9 RI, it might be possible to review the current
10 schedule and to have the government entities
11 participate on a 30-day basis, and provide the
12 comments, and have the community come in two weeks
13 later while the Army is beginning the response
14 period to the regulator's comments, since the
15 regulator's comments are the bulk of the comments.
16 Typically, it shouldn't, or at least it didn't
17 appear to when it happened with the RI, to slow
18 down the process. And that might be a way that the
19 Army can meet its obligation and still provide some
20 additional time period for the community, which is
21 a little bit harder, because most of the community
22 does have other jobs, whereas, the regulators, our
23 offices are our jobs. So it's just an alternative
24 I'm proposing for people to consider.

25 BOARDMEMBER REINHARD: Will the

1 regulators discuss this before the next RAB
2 meeting?

3 BOARDMEMBER WORK: EPA is willing to
4 discuss it.

5 BOARDMEMBER WALTERS: Sure.

6 BOARDMEMBER MCKLEROY: I think, as
7 perhaps a compromise, to at least have the document
8 in the open phase, at least for two RAB meetings
9 and not just for one, so have it 31 days. I see
10 we've got -- depending on the time when it comes
11 out, I think that would satisfy me, at least at the
12 beginning. And if there is a big problem, then we
13 might want to push for a longer period. But, at
14 least, to have it open twice during two RAB
15 meetings would be a possible compromise.

16 FACILITATOR KERN: I think we need to
17 move on in the agenda. You certainly have food for
18 thought, and perhaps you'll be able to give some
19 responses regarding your thoughts.

20 BOARDMEMBER BALL: Could I just ask
21 one final question? Has some thought been given to
22 what types of presentations you're going to be
23 giving to the RAB about the Feasibility Study? Are
24 you planning any specific dates that you're going
25 to present?

1 BOARDMEMBER BUCK: I've been devoting
2 18 hours a day to get the RI out. I haven't had
3 time to think about the FS. I really haven't put a
4 lot of thought to what we can do to accommodate a
5 presentation. We can probably come back to that
6 next RAB meeting and present that.

7 FACILITATOR KERN: Committee
8 Business. Mark will do the kickoff.

9 BOARDMEMBER YOUNGKIN: I was
10 reviewing the committee structure and we have four
11 or five subcommittees set up for finance committee,
12 organizational committee, review committee, UST
13 committee, etc. We're having low participation on
14 these committees right now, so I'd like to
15 encourage everyone to join and participate in a
16 committee. We have a sign-up sheet that we were
17 going to pass around over at the table. It has
18 quite a few names of people. You can add your name
19 to these committees. We have some issues coming
20 up, like Bob's been talking about, the next six
21 months, it's a very crucial period. There are a
22 lot of documents coming up for review, the FS,
23 various EE/CAs, and other documents.

24 So the technical review committee could use
25 help in getting documents. We have authorization

1 to add two new members to the RAB, so the
2 organization committee could get together and work
3 on screening new members. With the finance
4 committee there is some issues concerning lack of
5 clean-up funding for this year's prioritizing for
6 sites of cleanup. There are some issues that the
7 finance committee could work on. So I'd like to
8 urge everyone to participate in the committees.
9 Thank you.

10 FACILITATOR KERN: All right. We are
11 moving on to Item No. 6. We're going to lead off
12 with Mountain Lake. I think David has some
13 comments to begin with, and then I'd like to see if
14 there are folks in the audience who have comments
15 that they would like to make.

16 BOARDMEMBER WILKINS: Over the
17 holidays, and the early part of this year, the San
18 Francisco Independent and the Richmond Review,
19 published articles in their respective newspapers
20 regarding Mountain Lake. In each of these news
21 articles there was an extraordinary amount of
22 inaccurate misinformation presented. There were
23 statements made that had no scientific
24 substantiation to them. There was wild
25 speculation, unsupported allegations and charges.

1 What I would like to do tonight is to dispel
2 those rumors, editorials comments, and
3 misstatements that were presented in those news
4 articles, primarily because it seems to have
5 incited a bit of hysteria in the community
6 regarding the quality of Mountain Lake.

7 In particular, in the Richmond Review, there
8 were statements to the effect that, if San
9 Franciscans were to drink Mountain Lake water, they
10 could die of pesticide poisoning, that is not a
11 true statement.

12 "Hundreds of children, who currently play in
13 Mountain Lake and the surrounding recreation park
14 and playground are being poisoned by pesticides."
15 That is not a true statement.

16 "Runoff from the Army's golf course has made
17 Mountain Lake a toxic swamp." That is not a true
18 statement. And there are several other statements
19 within these news articles that are just as
20 blatantly inaccurate.

21 The fact of the matter is, in one case, where
22 in the news article it cites that levels of the
23 insecticides, lindane, aldrin and heptachlor in
24 Mountain Lake, are above the California EPA
25 Agency's safe drinking water standards. That is

1 not a true statement. In fact, two of those
2 compounds or chemicals that were identified,
3 weren't identified in the water at all, but were in
4 sediments. And in both cases they were below the
5 US/EPA and California's MCLs. And in the chemicals
6 that were found in the soils, they were also below
7 the standards set by EPA.

8 The individuals responsible for putting this
9 information in the newspaper, through either their
10 own ignorance, or unscientific investigation of the
11 resources they used, misrepresented this
12 information, and did not present on facts.

13 And to follow me up, I would like to have
14 representatives from the Army's technical support
15 agency, clarify and explain to the public that's
16 here, what the facts are regarding the quality of
17 Mountain Lake.

18 BOARDMEMBER BUCK: As Dave indicated,
19 there were some statements that drinking water
20 levels exceeded acceptable health-base drinking
21 water standards. That is not the case.

22 Heptachlor, in particular, although, it has
23 been detected on one occasion, is below the
24 drinking water standards established by the EPA and
25 the State of California. And, in fact, we don't

1 have any substances in the water that we detected
2 in our sampling efforts that exceed drinking water
3 standards. A few of them exceed the secondary
4 standards, which are for taste and odor. But, that
5 again, is considering that it is a drinking water
6 source if you're going to be drinking on a constant
7 basis. It's not currently a drinking water
8 supply.

9 Regarding the sediments, we did have two
10 varieties of pesticides in the sediments. Again,
11 they were below action levels established by the
12 EPA.

13 For actual residential levels, that's
14 considering the fact that you would be living at
15 the site on a daily basis.

16 So given this, I think the statements made in
17 those articles are not accurate. And the fact that
18 our data, the samplings that we received as a part
19 of our RI effort, does not indicate that these
20 substances are present at levels of concern.

21 FACILITATOR KERN: Anyone else from
22 the Army?

23 BOARDMEMBER WILKINS: I would just
24 like to further state that the Army will be
25 preparing a direct reply to both the Richmond

1 Review and the San Francisco Independent to further
2 delineate the facts in this case regarding Mountain
3 Lake. We'll also be sending a follow-up letter out
4 to the Friends of Mountain Lake, which is an
5 organization that submitted a letter of concern to
6 the Army. That letter, that response letter, is
7 forth coming and it will further explain to the
8 individual who's the point of contact for that
9 organization, the response to concerns of that
10 organization. And we expect to get those out to
11 the appropriate organization within the next couple
12 of weeks.

13 FACILITATOR KERN: All right. Very
14 good, thank you. Now we'd like to take a few
15 minutes and get some public comment to the
16 statements that you've just heard. I would also
17 like to encourage you to ask any clarifying
18 questions of the Army and its contractors that you
19 might have tonight. It's not mandatory that you
20 make a statement, but I want you to have the
21 opportunity to ask questions as well.

22 Why don't we begin that process. I'd like
23 you to step up to the podium. And if you could
24 state your name for the record, and perhaps who you
25 represent.

25

1 AUDIENCE MEMBER: My name is Judy
2 Welt. I guess my concern is not deciding who's
3 responsible for what's happened to our lake, but
4 whether to solicit the Board's cooperation in a
5 joint effort to join us to solve the problem. And
6 that would probably involved the City and County,
7 the Army and the Park Service, if not CalTrans, as
8 well. I'm not sure at this time -- I'm not an
9 expert on what happened to the lake. There are
10 many experts available. We did ask for their
11 cooperation, and to date haven't heard anything
12 from the Army. So I would just like the Board to
13 recommend that we have a joint effort to solve the
14 problem without casting accusations.

15 BOARDMEMBER WILKINS: Well, I will
16 answer the status of the response to you,
17 specifically, since you're the person representing
18 the Friends of Mountain Lake. A response has been
19 prepared. It is being sent back to the Secretary
20 of the Army for a signature, and should be
21 forwarded to you within the next couple of weeks.

22 AUDIENCE MEMBER: Good evening. My
23 name is John Buckley. I'm a neighbor of Mountain
24 Lake Park. I have lived there for 24 years, and
25 the park and the lake have become a great part of

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1 risk. So when a decision is made, do we need to go
2 and clean up these chemicals or sediments that are
3 found in the water? The answer is, no, because
4 they're below any level that's considered a risk.

5 AUDIENCE MEMBER: Am I hearing that
6 you can just take a dipper full of water and drink
7 it?

8 BOARDMEMBER WILKINS: I'm not saying
9 that. I'm saying the Army's obligation is to clean
10 up any contamination resulting from past Army
11 activity.

12 AUDIENCE MEMBER: Well, I understand
13 that. But earlier in the testimony I heard
14 something about being quotable.

15 BOARDMEMBER WILKINS: Well, I was
16 citing a statement made in one of these news
17 articles, in particular, the one I was reading from
18 was the Richmond Review, where the quest columnist
19 alluded to the fact of someone drinking from this
20 lake.

21 AUDIENCE MEMBER: Well, I would like
22 to bring down a bucket of it and have you all take
23 drink out of it, it's not very tasty.

24 This is very unscientific but I do have a lot
25 of background in Mountain Lake, and I know that

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1 our life. This is the first meeting I've been to
2 and I'm not really up to speed. Could maybe
3 somebody answer -- am I hearing nobody wants to do
4 a cleanup on the lake? They don't feel it's
5 necessary?

6 BOARDMEMBER WILKINS: Well, I think
7 you need to understand a specific point. The
8 Army's Environmental Restoration Program here at
9 the Presidio is related to -- our responsibility
10 and our obligation is related to contamination that
11 is a result from past Army activities. When we did
12 our investigation effort in and around Mountain
13 Lake, the sampling that was conducted of the
14 various areas that were investigated, all of those
15 results, as John stated a few minutes ago, indicate
16 that there is no health risk posed by the chemicals
17 that were found in the lake.

18 In other words, yes, heptachlor was found in
19 the water, but it was below the MCLs published by
20 the State of California, which means that it's
21 below any level that is considered a risk. The
22 chemicals that were found in the sediments were
23 below any levels that are considered a risk by the
24 State of California. So, yes, they are there, but
25 they are below any levels that are considered a

28

1 five or six years ago all the fish died. Why they
2 died, I don't know. They all floated to the
3 surface and were taken off. I have a dog, who is
4 not a swimmer, but there are those who have dogs
5 that are swimmers. They have to give their dogs a
6 bath after a dip in Mountain Lake Park. And they
7 try very hard to keep the dogs from going in
8 there.

9 Now those are very unscientific, but this is
10 the general perception of the condition of the
11 lake. And whose fault it is, I don't know, that
12 needs to be determined. But I certainly wouldn't
13 want to drink that water.

14 BOARDMEMBER WILKINS: Well, I
15 understand what you're saying. But the fact of the
16 matter is, that the conditions that exist at
17 Mountain Lake now may have nothing to do with any
18 activities of the Army, and that's the point I'm
19 trying to get across to you. The point is, the
20 Army doesn't have any responsibility to address the
21 conditions of Mountain Lake. If the water at
22 Mountain Lake smells bad or looks bad, or there's
23 no fish in it, it's not because the Army dumped a
24 bunch of pesticides or anything like that.

25 One important fact that was overlooked in the

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1 individual's research regarding this, is that 85
2 percent of the watershed that drains into Mountain
3 Lake comes from the City of San Francisco. So if
4 you take all the surface runoff from 85 percent of
5 this watershed where city streets, cars parked and
6 all types of other things are going on, perhaps
7 that's contributed something to Mountain Lake.

8 AUDIENCE MEMBER: Well, I do know a
9 little bit about our sewer system and I would
10 dispute that fact, because geographically, it seems
11 that all the watershed comes from the Presidio.
12 The streets have storm sewers and storm drains, and
13 I doubt very much if much of that drains into the
14 park or into the lake. It could come off Highway 1
15 next to it. I'm not sure what the drainage pattern
16 is on that, but the fact remains that the lake has
17 been a part of the military base for 221 years, or
18 something like that, and if it didn't come from the
19 Army, where did it come from? I mean, it didn't
20 just arrive there out of the clear blue sky. And I
21 think it's a very weak argument to say that 85
22 percent of the watershed is from the city streets.

23 BOARDMEMBER WILKINS: That's not a
24 weak argument. That's proven in scientific
25 documentation.

31

1 into that process. The point I wanted to make was
2 that, don't drink the water from Mountain Lake.
3 And the reason is not because of toxic waste, the
4 reason is because there are just high levels of
5 bacteria in it.

6 AUDIENCE MEMBER: Well, who's
7 responsible for the bacteria? Is it not considered
8 an environmental hazard?

9 BOARDMEMBER WORK: I would say it's a
10 health hazard if you were to drink it.

11 AUDIENCE MEMBER: Well, what about
12 the wildlife there?

13 BOARDMEMBER BUCK: A lot of the
14 bacteria is from the wildlife. It's from walking
15 dogs in there and their waste. The ducks. They
16 all contribute to the bacteria. So a lot of this
17 is from the local environment, being, the animals
18 that inhabit it. Another source could be from a
19 leaking sewer line, which I have know knowledge is
20 leaking into Mountain Lake. So there's sources out
21 there for bacteria, such as the ducks, that are
22 wading in there, the dogs and such.

23 BOARDMEMBER NATHEL: Is it natural or
24 is it not natural? So who's responsible? I mean,
25 like John alluded, I think it's a natural

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1 AUDIENCE MEMBER: I'd like to see
2 that documentation.

3 BOARDMEMBER WILKINS: You can come to
4 our library and review it. Our library is over at
5 the BRAC office and you can review the
6 documentation where it describes that.

7 BOARDMEMBER WORK: I want to touch
8 upon a question you raised, because I don't think
9 it was made very clear here.

10 What the Army was addressing, was a lot of
11 the pesticides, heptachlor and lindane and so
12 forth. These are all substances that they are
13 require to address through the CERCLA process, the
14 law that tells them how to go about cleaning up
15 toxic waste here. Now, I think perhaps the reason
16 why nobody want to drink Mountain Lake water is not
17 so much because of pesticide levels, but because
18 there are bacteria in that water and these are not
19 covered under CERCLA, and they would not be in the
20 RI/FS, which is the document that we're using as
21 the mechanism to set clean-up levels. Actually, I
22 think the health of the water in that lake would be
23 addressed through some other mechanism than CERCLA,
24 unless we find toxic waste that triggers a risk
25 level that pulls CERCLA and the EPA and CAL/EPA

32

1 condition, bacteria. So who's responsible?

2 AUDIENCE MEMBER: I just have some
3 response to that. I'm a park hydrologist for the
4 Golden Gate National Recreational Area. And the
5 chloroform levels are extremely high, greater than
6 24,000 is a most probable number, we measured
7 that. That's probably fecal chloroform, so it is
8 from animal waste of some sort, either human, or
9 ducks or dogs, or a combination of all of the
10 above. The fish kills were due to low oxygen
11 levels, which are indirectly due to high nutrient
12 levels, and this causes lower oxygen levels and the
13 fish die of low oxygen. Most of those nutrients
14 are probably associated with fertilizers, or
15 something of that sort.

16 We did have swans die, and the lead levels of
17 the swan's were extremely high, five times over the
18 lethal level. We tested the second swan. They had
19 high levels of lead. Those are not from highway
20 runoff. I talked to the Fish & Wildlife Service,
21 and they don't usually get levels that high off of
22 the highway runoff. We are testing the highway
23 runoff right now. I have a student from Berkeley
24 who's checking the runoff, and he will be reporting
25 results in about two weeks. He's testing runoff

33

1 from the golf course, and he's finding high levels
 2 above EPA's suggested standards, ammonia,
 3 orthophosphates, fecal chloroform. So that's
 4 related to the nutrient levels. We also have
 5 detected very, very low levels of aldrin, lindane
 6 and heptachlor. Those samples I have a real
 7 concern about. They're at two feet in the surface
 8 sediment, which most of the fish and other
 9 organisms -- they usually live in the upper part of
 10 the sediment. So the samples were taken -- it
 11 takes a long time for two feet of sediment to
 12 accumulate. So Army samples were very low in
 13 sediment. And we hope to do some more sampling
 14 this year. We had funding for that, and we want to
 15 do some follow up sampling, because we're concerned
 16 that these weren't detected at a two-foot level.

17 AUDIENCE MEMBER: My name is Guy

18 Verneco, and I am a neighbor of Mountain Lake
 19 Park. I moved here a year and a half ago from
 20 Anchorage, and one of the few real inducements to
 21 move to a densely urban area was the prospect of
 22 living in a neighborhood where I would be
 23 surrounded by a park and water course.

24 My understanding is that the lake, Mountain
 25 Lake, once was considerably deeper and covered more

34

1 surface area. It's shallower now, apparently,
 2 because a good deal of riffraff, and other kinds of
 3 construction material were deposited there in the
 4 development of the Presidio. Whatever other things
 5 that have accumulated there in the form of
 6 pesticides and fertilizers, animal waste and so
 7 forth, would, in my understanding, become more
 8 concentrated in a shallower lake, and the shallower
 9 lake would be a warmer lake, which would also
 10 contribute to the rapid growth of bacteria, and
 11 complicate problems of putrefaction in the lake.
 12 The literal is degrading because kids play there,
 13 and for other reasons, not least of which, is the
 14 attention to the alligator. And the lake is losing
 15 its value for wildlife as any kind of refuge,
 16 which for me, is a most important point, a place of
 17 solace and refreshment.

18 So my question and appeal to you, regardless
 19 of where the runoff comes from, and how deep the
 20 lake is at this particular moment, and whether or
 21 not the cool water of an underground spring is
 22 being more than outweighed by the warming of the
 23 sun's heat, causing putrefaction, is to come among
 24 yourselves to an explicit public statement
 25 concerning the well-being of that lake. And if

35

1 not, the attribution of responsibility for cleaning
 2 it, preserving it, then at least for a policy and a
 3 program of how best that lake can be cared for in a
 4 larger policy of sustainability.

5 In the year and a half I have been in this
 6 city, I had the pleasure to sit on the San
 7 Francisco Parks and Open Space Circle. And
 8 explicit recommendations have formally been made to
 9 finalize, after considerable internal and public
 10 debate, on programs of sustainment for this
 11 flagship city of American sensibility. And for
 12 you, it's part of your responsibility, I think, to
 13 not attend to this issue, in that context, would be
 14 not just a dereliction of bureaucratic
 15 responsibility, but to neglect, really, the issues
 16 that face a whole globe over the course of the next
 17 century. Thank you for your time.

18 BOARDMEMBER O'HARA: I'd like to go
 19 back to the previous speaker, in terms of the lead
 20 levels and the swans out there. What was the
 21 source of the lead?

22 AUDIENCE MEMBER: We haven't
 23 determined what the sources of the lead were. The
 24 Fish & Wildlife Service said these high lead levels
 25 are usually associated with some sort of pellet

36

1 form. I have been told there were some sort of
 2 maneuvers with the Army that were done out there,
 3 I'm not exactly sure. There were some neighbors
 4 that said there's been some activity out there with
 5 some sort of pellets.

6 BOARDMEMBER O'HARA: In the sampling
 7 that you did were there any lead discoveries.

8 BOARDMEMBER BUCK: The sediment level
 9 of lead, I think the highest level was 35 parts per
 10 million.

11 BOARDMEMBER O'HARA: Is that
 12 consistent with what she is saying?

13 BOARDMEMBER BUCK: It could be
 14 fishing, from sinkers and stuff, I don't know. We
 15 have no knowledge of pellets. I don't know if
 16 you're alluding to bullets, stuff like that. We
 17 have no knowledge of firing ranges, or anything
 18 like that being deposited in Mountain Lake. The
 19 levels of 35 parts per million are -- I find it
 20 hard to believe that those levels would contribute
 21 to lead toxicity to a degree we're talking about in
 22 the swamps. Now pellets, if it's a lead pellet, I
 23 could see where that would contribute to acute lead
 24 toxicity, but I have no knowledge how that would
 25 get there.

1 BOARDMEMBER O'HARA: I'm just
2 wondering, if in domestic patterns of these water
3 fowl, if they would pick it up from the driplines
4 of the houses around the lake. I mean, are you
5 ascribing that the lead poisoning that these swans
6 ingested is coming from the water?

7 AUDIENCE MEMBER: Well, swans are
8 known to be bottom feeders. And I'm only conveying
9 information I got from Fish & Wildlife. But
10 apparently, they are bottom feeders. And I'm
11 assuming that the lead came from the bottom of the
12 lake. It's not from highway runoff, that's one
13 thing that seems to be pretty evident. That's my
14 first thought. And unless the ground has some form
15 of lead, I would assume it's from the bottom
16 sediment of Mountain Lake, and I would assume that
17 it's not at the same depth that the Army surveyed,
18 which was two feet, which swans do not feed two
19 feet down in the dirt. They usually feed on tubers
20 near the surface.

21 BOARDMEMBER BUCK: I don't know how
22 -- I mean, to make a statement that it can't be
23 from road runoff, I'm not sure how that's
24 documented.

25 AUDIENCE MEMBER: From what I

1 understand, the solubility and the gases are mostly
2 unleaded at this point, so levels that were found
3 in the swamp were so highly elevated that they
4 wouldn't get that much lead in their system without
5 ingesting a larger type of material. And that's
6 from the Fish & Wildlife Service, they deal with
7 all kinds of issues, and they sent me articles
8 about it.

9 FACILITATOR KERN: I'd like to move
10 on with public comment.

11 AUDIENCE MEMBER: I'm also a neighbor
12 of Mountain Lake Park and live in the area. My
13 name is Kevin Castner. Actually, just listening to
14 this gentleman before me, if he is in first gear
15 then I'm still in park. But what seems to me, just
16 listening to this here, there's a whole lot of
17 information and very little is clear.

18 From the point of view of the Army, is it
19 safe to say that the Army is not saying there is
20 not a problem, that the Army is just saying that as
21 far as they can tell that they are not the cause of
22 the problem?

23 BOARDMEMBER WILKINS: No. I think
24 what we're saying is that under the Environmental
25 Restoration Program, and as a result of base

1 closure, we have an obligation to investigate past
2 Army activities, or the contamination resulting
3 from past Army activity. We've gone through that
4 process. And the contamination, or the chemicals
5 that were found as a result of our investigation in
6 Mountain Lake, are not above levels which cause a
7 health risk.

8 AUDIENCE MEMBER: But these are
9 chemicals that you think, in the Army's sense,
10 might have been responsible. So in other words,
11 everything that you can think of that you might
12 have been responsible for in the lake is not a
13 hazardous level? Not that there's not a problem
14 with the lake, but of all the things that you think
15 you might be responsible for, none of them are
16 hazardous levels. Is that reasonably accurate?

17 BOARDMEMBER WILKINS: Yes. But we
18 don't have a regulatory requirement to check the
19 water for bacteria or if it smells bad, or if fish
20 die. If the fish die because there's something
21 that the Army did, then we would have to address
22 that. But the scientific data doesn't support
23 that.

24 AUDIENCE MEMBER: I guess my point,
25 from the point of view of the neighbors and Friends

1 of the Lake Park is, are there people here that
2 represent the City or represent other bodies that
3 might look to have responsibility? In other words,
4 is anybody here saying, yes, there's a problem with
5 lake? Is there anybody within the City or the
6 GGNRA that's saying that there's a problem, let's
7 try to figure out if anybody is responsible for
8 it? Has anybody really sat and looked at the
9 problem and said, "Say, there's a problem, let's
10 try to solve the problem from the top down," as
11 opposed to everybody saying, it's not my problem?

12 BOARDMEMBER GERMIL: I would like to
13 say the National Park Service is aware of the
14 problem. The solution is to dredge it and drain
15 it. And the Feasibility Study will cost
16 approximately \$50,000. And I'm working on that, to
17 get the \$50,000 from the City. Remember the big
18 sink hole last year, the 94 million gallons of
19 sewage that went to Lobos Creek? The City has to
20 pay a fine for that, and they can earmark that for
21 certain restoration projects. So we are trying to
22 get the City to agree to fund the \$50,000 for the
23 Feasibility Study for Mountain Lake as part of
24 that. So the Park Service is very much aware of
25 the problem. There are other groups that are aware

41

1 of the problem and we are trying to involve them.

2 AUDIENCE MEMBER: Is there any kind
3 of central way of getting in touch with you, or
4 getting in touch with the Friends of Mountain Lake
5 Park?

6 BOARDMEMBER GERMMIL: I'm in touch
7 with Mr. McGill, and I know that he's very
8 concerned. I have been working mostly with Bay
9 Keeper, and the Sierra Club on the fine end of it.
10 And as they say, the City can earmark it for
11 restoration.

12 One of the things we're pushing for in
13 Mountain Lake, is we're giving a big tour. Steve
14 Richie and Todd Coburn of the San Francisco PUC,
15 are giving a big tour Friday. We'll be looking at
16 Mountain Lake, looking at Crissy Field restoration,
17 and water testing Aquatic Park. So there's three
18 projects.

19 AUDIENCE MEMBER: Do you let people
20 in the area know that you're going to be in the
21 area? Like Friends of Mountain Lake, community
22 members. Do you let them know so that they can
23 come forward with whatever two cents they have at
24 that time?

25 FACILITATOR KERN: Why don't you get

42

1 together, perhaps at with the break and exchange
2 information.

3 AUDIENCE MEMBER: Speaking just for
4 the neighborhood, you know, the Feasibility Study
5 sounds like a great idea so we know what the nature
6 of the problem is. So we know, hopefully, what it
7 would cost. Then we can look at solving the
8 problem by whatever method. But otherwise,
9 listening to this gentleman, and other people, it
10 seems obvious that nobody wants to be responsible,
11 and that doesn't help us at all.

12 BOARDMEMBER GERMMIL: I talked to
13 Brian O'Neil about this. At our last RAB meeting
14 we had a presentation where a student from UC
15 Berkeley said that the lake needed to be dredged
16 and drained. I asked Mr. O'Neil about this and he
17 agreed that this is what needs to be done. The
18 total project would cost between a half a million
19 and a million. I think the funds are available to
20 do it. The Park Service is aware of the problem.

21 FACILITATOR KERN: Thank you for your
22 comments.

23 AUDIENCE MEMBER: My name is Joel
24 Albertson. I'm a tech resource teacher at
25 Katherine Burke School in San Francisco. We are

43

1 located very close to the lake.

2 I'm working with my students who are
3 participating in a program called Global Learning
4 and Observation to Benefit the Environment. It's a
5 network of scientist and students working together
6 to understand our environment. And Mountain Lake
7 happens to be our water site. We're doing some PH
8 testing and water temperature. And my students are
9 aware of the article in the Richmond Review, and
10 the last time I asked who wanted to come to take
11 samples in the lake, nobody wanted to come. The
12 students didn't want to come. The response was,
13 "We don't want to have liver cancer." So
14 obviously, there is a great deal of concern from
15 the students. Many of them live near of the lake,
16 and many of them have seen children playing in the
17 lake.

18 One of our instructors spoke to Mr. Wilkins,
19 or someone, about the problem. But she reported to
20 the students that the person said there was really
21 no problem with the lake. Obviously, the article
22 in the Richmond Review gives quite a different
23 story. So there's a high level of emotion around
24 that, and confusion.

25 One of the questions that the students have

44

1 is if the water cannot be drunk, why are there no
2 signs there? Students have reported seeing people
3 fishing in the lake.

4 I'd like to know, one, could the students be
5 participating? Could they help in creating signs
6 to put there? And second, would some experts be
7 willing to come and talk to them about their point
8 of view about it?

9 FACILITATOR KERN: Any responses from
10 our experts here?

11 BOARDMEMBER WILKINS: Yes. I would
12 like to say that I talked to one of the instructors
13 from your school, and I explained to her what I
14 have explained here this evening. And that is,
15 that as far as the Army's responsibility in
16 evaluating chemicals of concern that may have been
17 related to past Army activities, none of those
18 chemicals, compounds, whatever, that were found,
19 pose a health risk as I stated earlier.

20 I did not say that the lake -- you could go
21 out there and drink the water in the lake, or
22 whatever. I explained what the Army's role and
23 responsibility is, or has been, with regard to
24 investigation and determination of what we need as
25 an agency to take any action there. And I also

45

1 said that we would be willing to come to your
2 school to present those facts.

3 On the other hand, regarding student safety,
4 the Army does not have the responsibility as an
5 agency to make a determination as to the water
6 quality of Mountain Lake in terms of, can you drink
7 from it, how much bacteria is in the lake, or
8 anything like that. And, at this point, we
9 certainly don't have a responsibility to
10 rehabilitate the lake. And that responsibility
11 falls to other agencies and those agencies are
12 represented here this evening, and I'm sure they're
13 capable of speaking on their own behalf.

14 AUDIENCE MEMBER: I think it would be
15 great to have people from each side come and talk
16 to the students regarding the lead that was found
17 and other issues. Initially, we told the students
18 to wash their hands right after they have been at
19 the lake. Now, we may have them wear gloves when
20 they work there.

21 BOARDMEMBER BLANK: I wanted to
22 comment on your question about the students helping
23 to make the signs. I know the park has a very
24 active interpretation program that involves
25 school-age children, and I will talk to the person

46

1 who directs that program to see what avenue to take
2 for involving them, to see what that would be. And
3 I think your ongoing sampling of the lake needs to
4 be addressed in terms of, as you were saying, any
5 safety precautions that would need to be taken and
6 proper procedures for doing sampling, especially
7 since it is involving children. Maybe we can talk
8 to you further on that.

9 FACILITATOR KERN: Any further public
10 comments regarding Mountain Lake?

11 BOARDMEMBER REINHARD: We have spent
12 already 45 minutes on this topic, and it was not
13 previously announced, and there are a number of
14 other items on the agenda.

15 MR. GLANTZ: I have a couple of
16 comments. I think I will start by addressing the
17 comments made by the Army earlier in the meeting.

18 First of all, I'd like to point out that the
19 assumptions for lindane, aldrin and heptachlor were
20 all based on the fact that everyone playing at the
21 lake would be over nine years old. As we all know,
22 the lake is used by many children under nine years
23 old, since this is a park, a playground, where
24 parents take their young children.

25 I'd also like to say that the point about the

47

1 MCLs, was taken from a quote out of the 1995 Dames
2 & Moore RI. What we put in the larger report, not
3 the articles in the Independent and the Review, but
4 rather the report we submitted a month ago, was
5 almost, not entirely, but almost, a direct quote
6 out of the Dames & Moore report. If there's a
7 problem with that, perhaps we can look over the
8 report together.

9 I have a number of questions. My first
10 question is about strontium. A number of
11 researches who are graduate students at UC San
12 Francisco, have been commissioned by the GGNRA.
13 They performed water quality studies about
14 bacteria, heavy metals. They did not test for
15 pesticides, but they did test for a number of
16 things. The ambient goal, which is what is usually
17 found, the strontium in the environment is .027
18 milligrams per liter. The amount that they found
19 in Mountain Lake was about .03 milligrams per
20 liter, which is larger by a factor of ten.

21 Strontium is known to come from a variety of
22 sources. Strontium 90, which is a radioactive
23 isotope, is toxic at extremely low levels,
24 indicating that that number might be troublesome.
25 Other strontium comes from munition and other

48

1 fireworks, and that number would not be
2 troublesome. My first question is, why was there
3 no testing for strontium?

4 BOARDMEMBER BUCK: It's not a usual
5 constituent of -- when you go and do an
6 investigation, that is not one of the normal metals
7 that are looked at. There was no reason for us to
8 believe, based upon our historical record search,
9 that particular perimeter would be required to be
10 analyzed.

11 MR. GLANTZ: Were there any landfills
12 in the area where radioactive strontium could be
13 stored?

14 BOARDMEMBER BUCK: That would effect
15 Mountain Lake? I don't believe there are any.

16 MR. GLANTZ: Possibly the Nike
17 Missile Facility, which is in Mountain Lake's
18 watershed. Was there any radioactive material that
19 could have possibly drained into Mountain Lake's
20 watershed?

21 BOARDMEMBER BUCK: We don't have any
22 knowledge of that.

23 MR. GLANTZ: Thank you. I'd also
24 like to point out -- I'm looking at the last Dames
25 & Moore report, and I went through and I

1 highlighted all of the chemical compounds that were
2 above the MCL. Aluminum, nickel, lead, vanadium,
3 and also, nitrates were found at extremely high
4 levels above the MCL at one site. That site was
5 about 1, which is where fertilizer runoff would most
6 likely come from the golf course. That fertilizer
7 runoff was probably the main cause which killed the
8 fish. My question is, if the fertilizer killed the
9 fish and made Mountain Lake uninhabitable for fish,
10 doesn't the Army have a responsibility to undo that
11 apparent toxicity?

12 BOARDMEMBER BUCK: I don't think we
13 have any proof that fertilizer runoff caused the
14 fish kill at that particular time.

15 MR. GLANTZ: That's what the
16 researches at USF, commissioned by GGNRA,
17 concluded.

18 BOARDMEMBER BUCK: They did sampling
19 during 1994?

20 MR. GLANTZ: They did sampling from
21 July 1993 until November 1994. The fish kill
22 occurred on July 24th, 1994.

23 FACILITATOR KERN: I might jump in
24 here. I appreciate the dialogue that's going on,
25 but I think a technical exchange like this might be

1 better handled off-line, I really do. Do you have
2 any other general -- I just don't want to get into
3 debating right here of specific technical issues.
4 If you have any other general questions, we need to
5 wrap up.

6 MR. GLANTZ: I had received some talk
7 over the break between the last RAB meeting and
8 this meeting, that there's a possibility that a
9 technical committee could be formed. Whether that
10 would be working with the Park Service and the
11 City, or through the RAB, is that a possibility?

12 BOARDMEMBER YOUNGKIN: A technical
13 review committee would sit down and review data
14 with you, and go over it. I would volunteer to do
15 that.

16 BOARDMEMBER CHEEVER: I support that
17 idea. And maybe someone who is on the RAB, and
18 also someone who lives in that neighborhood. I
19 would like very much to try to clarify, in my own
20 mind, exactly what we know scientifically, either
21 from the new RI, and from any reports that you can
22 bring us. And I'd like to go over it and really
23 clarify what the technical basis is for all of our
24 thoughts about Mountain Lake. And it would be
25 great if some of the regulators with the technical

1 knowledge could come to such a committee meeting,
2 too. I don't know if that really encompasses
3 everything that you're envisioning, but it is
4 something I would like to start with.

5 FACILITATOR KERN: Thank you. All
6 right. As Bob mentioned, we have spent
7 considerable time on this. We certainly would like
8 to thank members of the public for coming here and
9 bringing their comments to us this evening. I
10 think I'm speaking for the RAB members who really
11 appreciate that you could come out and bring those
12 comments to us. Would this be an appropriate time
13 to take a break, and then come back for the rest of
14 our agenda? Okay. So in about 12 minutes or so.

15 (Recess taken.)

16 BOARDMEMBER WILKINS: At the last RAB
17 meeting we were going to do this year-end review
18 and some folks said they wanted an opportunity to
19 look through the handout that we passed out. I
20 hope everybody remembered to bring that with them.

21 This time we're going to go through the year-
22 end review, and if anyone has any questions, I'll
23 do my best to answer questions.

24 The purpose of this year-end review is
25 to highlight, in a summary fashion, all the

1 tremendous accomplishments that the Army and its
2 contractors and consultants, the Corps of Engineers
3 from the Sacramento District, and the technical
4 support agencies have helped us to accomplish this
5 past year. So here we go.

6 This screen just represents the overall
7 organizations that we have here at the Presidio
8 where the Army has been instrumental. And you can
9 see the four contractors are Montgomery/Watson, IT,
10 Versar, Allied Technology Group, from left to
11 right. I want to highlight some projects that
12 Montgomery/Watson is working on.

13 Montgomery/Watson did a lot of work for the
14 Army during 1996, as you can see there from the
15 site investigation, soil treatability and
16 groundwater monitoring. They did a lot of projects
17 on the Presidio. They did an additional UST
18 Program. They reevaluated tanks that were removed
19 by ECCO in 1993, 1994. The Building 1449 clean-up
20 site that we talked about last year. Tanks
21 adjacent to the TDT, and they also did the field
22 work at the PCP sites, Building 680 and 1153.

23 The Corrective Action Plan Tank Removals,
24 this was in the former DEH area. There were four
25 tanks removed there. Here, we have some other

1 miscellaneous activity. They did some monitoring
2 of landfill sites. And Montgomery/Watson did a lot
3 of the archeological monitoring. They also
4 provided through AP Marketing Consultants, public
5 affairs and RAB support here, fact sheets, and news
6 letters. Montgomery/Watson also does presentations
7 outside of the Presidio, basing a lot of activity
8 on what goes on here at the Presidio, primarily
9 with GIS/FPALDAR documents, and some they also
10 finalized.

11 The Basewide Corrective Action Plan, which
12 is, as you know, the document that is the
13 management document for all the various tank sites
14 that we have at the Presidio. This was also very a
15 significant accomplishment that we had last year.

16 The site cleanup requirements, as you know,
17 that was a very contentious issue. That was
18 finally settled, including part of the FPALDAR and,
19 of course, the site cleanup and the cleanup along
20 the Crissy Field distribution system.

21 Their field and analysis program,
22 immunoassays, and the DRF, I think, are the two
23 things that Montgomery/Watson used to help minimize
24 cost and time frame for minimizing samples. And
25 that's a picture of the immunoassay testing.

1 that hands on. That's the units that are treating
2 the pesticides, contaminated soil in the area to
3 the west of the commissary. They are kind of in
4 between there and the Building 637 site. So we
5 treated 4000 tons in that first cycle, or treated
6 3000 tons to reach that goal.

7 Montgomery/Watson also did a soil
8 treatability study at Nike. We are evaluating the
9 bioremediation projects for pesticide contaminated
10 soil. We expect to publish a summary report of
11 this treatability study early this year.

12 As you can see, IT Corporation, as you all
13 know, is a total restoration contractor for the
14 Presidio, which means, they are primarily
15 responsible for the actual remediation and cleanup
16 of the sites. These are some of the overviews of
17 some of the things that IT Corporation did last
18 year.

19 Probably one of the largest projects they
20 have, in addition to removing the distribution
21 system and underground storage tanks, was the
22 abatement of the Public Health Service Hospital.
23 That's the 300,000-foot building that they are in
24 the process of completing, lead-base paint
25 abatement. And they have done the first floor and

1 Getting a hand on explanations of how that
2 works and that type of testing was also approved by
3 the Regional Water Quality Control Board. And how
4 the DRF was used for the groundwater monitoring
5 program. This is another large component. As you
6 can see, it included 18 sites, and we're doing both
7 quarterly reports and annual reports at those
8 sites.

9 Just a little more about the Basewide
10 Groundwater Monitoring Plan, which is a
11 comprehensive document which describes how we're
12 going to proceed and how we are going to present
13 information. The environmental database is
14 something that we applied. You've seen it on a
15 couple of occasions at the RAB meetings during the
16 past year. That's a computer database information
17 system that allows you to overlay information, a
18 graphic representation to show sampling points and
19 contaminated plumes, things of this nature.

20 Montgomery/Watson also has two configuration
21 samplings. They worked with WAST. As you can see,
22 some of their activity went to collecting samples
23 and then testing them to do the configuration
24 sampling. Also on the site tour we had just last
25 month, was the low temperature, folks got to see

1 the basement. They are in the process of working
2 on that right now. IT also helped support
3 community relationship and public relationship.
4 They interacted with the tenants, through the
5 Presidio, during the tank removals, as well as some
6 of the occupants of the Public Health Service
7 Hospital area. They've also participated in site
8 tours. IT also prepared Basewide Planning
9 Documents, the kind of standard governing documents
10 and how they're going to operate during the
11 remedial action. And the Fuel Distribution System,
12 I would say that's one of their biggest projects,
13 as you can see, 11,500 feet has been removed from
14 the Main Post entrance and Fort Scott. They have
15 also demolished Building 970. That's quite a bit
16 of work that was accomplished. They also completed
17 eminent hazard abatement of lead and asbestos.
18 That was in four buildings that represented
19 residential and administration buildings. And here
20 again, is just a little more detailed information
21 about the hospital.

22 Here's a description of some of the
23 underground storage tank and underground storage
24 tank removal. As you can see, they removed 45
25 tanks last year and approximately 1500 cubic yards

57

1 of soil went for treatment at the LTLD at these
2 sites.

3 And of course, Building 1349, there was about
4 70 cubic yards of soil that was removed from that
5 site. And of course, when that site was completed
6 it was replanted in accordance with the Park

7 Service to meet their requirements to preserve the
8 sensitive vegetation and plants that were there.

9 Building 1065 is another area inside the
10 Letterman Army Medical Center complex. Surveys
11 were done there to determine what further actions
12 need to be taken at that site.

13 Dames & Moore, another contractor working
14 under the Army's Environmental Center, as you know,
15 is the contractor for the CERCLA documentation,
16 remediation report, Feasibility Study and Basewide
17 Action Plan that we will publish later this
18 summer. And these are things they completed.

19 The draft FS, of course, which is going to be
20 revised and published next month. The ESAP, the
21 response to the response, to the response to the
22 comments, to the response to the response, that's
23 been going on for about nine months. That will be
24 added to the RI. They've really been busy. We
25 expect to have -- the RI should be coming out

58

1 Friday. It will be mailed out, and so you should
2 expect to receive that sometime next week.

3 They are also in the process of responding to
4 agency and public comments. They developed human
5 health ecological risk issues. A UVB system was
6 addressed.

7 Versar was a contractor working under the
8 Sacramento District Corps of Engineers. They have
9 performed an asbestos, lead-base paint survey. And
10 as you can see, they finished 108 buildings. And
11 then the lead in soil screening of those listed
12 buildings around the playground. And they have
13 completed that mission and prepared survey reports
14 and executive summaries. And those were published
15 last year. They have also completed labeling, and
16 they are also doing the oversight for IT in
17 Building 1801 for abatement.

18 Air sampling, XRF sampling, shows air
19 monitoring, things of that nature.

20 ATG is another contractor under the
21 Sacramento District Corps of Engineers. They are
22 responsible for removal of tanks. And these were
23 primarily in the basement. They also worked well
24 with the tenants on the post, interacting with the
25 tenants, coordinating with those tenants, to make

59

1 sure that their operations didn't interfere with
2 the lifestyles of the occupants. You can see they
3 removed tanks ranging from 180 to 10,000 gallons.
4 In some cases there were mine field lines. They
5 also are responsible for removing soil at the
6 Building 637 site where there were some additional
7 fuel-impacted soils that needed to be removed. You
8 can see some other things that ATG was responsible
9 for.

10 And this presentation was produced by AP
11 Marketing Consultants, which is another
12 contractor. So that represents our year-end review
13 in ten minutes.

14 All of that work that you saw there in ten
15 minutes was probably about 35 million dollars, so
16 that's where your tax dollars went in 1996. We got
17 a lot of work done at the Presidio. We still have
18 a lot more to do, and with the contractors still
19 working hard on many of these projects, I think
20 that we're in a position to continue moving forward
21 without too much delay. We're looking forward to
22 completing the Basewide Remedial Action Plan, which
23 will provide us with the Decision Document to go
24 forward with cleaning up some sites that you have
25 seen addressed in the RI and in the FS when it

60

1 comes out next month. So if there are any
2 questions or comments I will be happy to answer
3 them.

4 BOARDMEMBER LOLLI: Dave, I would
5 like to thank you for your presentation. And the
6 comments written by Doug were outstanding. It was
7 presented at our Board, and everybody wanted copies
8 of that information. And I want to thank you very
9 much. It was very informative and helpful.

10 BOARDMEMBER WILKINS: Thank you. Any
11 other comments? Okay, thank you.

12 FACILITATOR KERN: Update on DEH.

13 BOARDMEMBER ULLENSVANG: Hopefully,
14 this will be the last presentation that's done
15 before the public meeting, and you are all
16 reviewing the document. I want to go back a bit
17 and go through the background, and describe what
18 the document is, and where it goes from here so
19 everyone is refreshed with where we've been and
20 where we're going prior to the start of the comment
21 period.

22 As many of you will recall, at the beginning
23 of the summer the Crissy Field plan was being
24 discussed and there was concern about how to
25 expedite cleanup along the Crissy Field area within

61

1 the planning area. And from that, and from
2 discussions at RPM meetings, a work group was
3 formed with representatives from the different
4 agencies from the Park Service, the Army and
5 representation from the RAB. We met numerous times
6 over the last seven months to develop a document
7 which I'll talk more about in a minute.

8 What we tried to do, and this is a little bit
9 different than the process that the Army's going
10 through for the Basewide Plan, but it still follows
11 the same steps. It goes through the overall
12 process that we've been talking about for a long
13 time here, which is to do an RI, remedial
14 investigation, and Feasibility Study
15 investigation. From that Feasibility Study to
16 select an alternative for remedial action, go for a
17 design, and implement that action.

18 For the DEH area, the working group went
19 through those same steps where they're equivalent.
20 We have identified the problem as one would do in a
21 remedial investigation. We developed and evaluated
22 alternatives for the problems that were identified,
23 and at the point we're at now, we'll select the
24 most appropriate alternative given the criteria
25 that are used for this process. And those are the

63

1 contamination.

2 The second subalternative, is to continue
3 monitoring the contamination that exists in the
4 groundwater, select clean-up levels for that
5 groundwater and allow natural processes to occurred
6 and monitor the groundwater levels being reduced
7 with time.

8 The third subalternative would be to
9 construct a containment area around the groundwater
10 contamination. That would be through a subsurface
11 barrier system that would be constructed within the
12 ground to impede the movement of the contaminated
13 groundwater from where it exists today.

14 The fourth subalternative is to remove
15 contamination both above and below the groundwater
16 where it exists below the groundwater to
17 predetermine clean-up levels.

18 And then, as with alternative three, there
19 are three subalternatives to deal with existing
20 groundwater contamination, and they parallel the
21 three that are used for alternative three.

22 And they are, in decision to removing the
23 soil, to do no additional action for the
24 groundwater contamination. To monitor the
25 groundwater contamination and observe its decline

62

1 nine criteria that EPA puts forth in the CERCLA
2 program as well as the six criteria that the state
3 does under state law.

4 Four alternatives were developed and
5 evaluated for this process, I'd like to go through
6 what those were, and just to refresh everyone.

7 First alternative is no action. That's the
8 form of baseline for comparing the other
9 alternatives.

10 Second alternative is site stabilization and
11 fencing, which would be some sort of surface
12 covering over contaminated soils and a perimeter
13 fence.

14 The third alternative is excavation of
15 contaminated soils down to the level of
16 groundwater, which is about five feet in the DEH
17 area. And that would be laterally to set clean-up
18 levels.

19 Then there would be three different
20 subalternates to deal with groundwater
21 contamination that exists in a couple of places in
22 the DEH area.

23 The first subalternative after removing the
24 contaminated soil to the groundwater level, would
25 be to do nothing with the groundwater

64

1 with time through natural processes. And the third
2 subalternative, with an Alternative 4, is to
3 actively remove contaminated groundwater and treat
4 it as necessary for disposal in the sewer system.

5 The document, which you will be receiving
6 shortly, not tonight, but hopefully next week, will
7 go through in detail what these four alternatives
8 consist of, have a matrix for comparison for each
9 of the alternatives, with the nine criteria, with
10 the federal Superfund Program, and a composite of
11 the six criteria from the state Superfund Program.
12 And from that we'll recommend that Alternative
13 3.B., is the preferred alternative. This
14 alternative is the removal of contaminated soil
15 above groundwater level to set clean-up levels,
16 which will be laid out in the document. And
17 observation monitoring of the groundwater, and
18 allowing natural processes to act on that
19 groundwater, and to return the groundwater through
20 that processes to a predetermined level. And that
21 groundwater level will be set by ARARs, which are
22 the standards that were developed and proposed in
23 that document, and that is also laid out in the
24 document.

25 With this alternative, this would be a final

65

1 action for the DEH area. So with the selection of
2 this remedy, it would not be discussed in the RI
3 and Feasibility Study, but this would be the final
4 decision. The cost estimate for this action -- and
5 the costs are laid out for each of the alternatives
6 -- is going to be approximately 1.3 million
7 dollars. The annual operation cost is about
8 \$78,000, and that's equivalent to a 30-year present
9 worth of about 1.9 million dollars.

10 As I alluded to, and talked about in past
11 meetings, we're getting to the end of this process
12 of developing this draft document for review. If
13 all goes well in the final throws of assembling the
14 document I am planning to take a final version over
15 to Dave's office on Thursday for reproduction and
16 distribution. So that should take a few days and
17 distribution should occur sometime next week. That
18 will be to the RAB members and any other interested
19 parties, which will start a 30-day public comment
20 period.

21 Prior to the next RAB meeting will be a
22 public comment meeting, much like was done two
23 months ago for the PCP/EE/CA, which will allow
24 public comments to be received in this document.
25 Following that review and public comment, the

67

1 just like to know why you -- what led you not to
2 chose 3.C?

3 BOARDMEMBER ULLENSVANG: That one is
4 the groundwater water containment with Alternative
5 3. At this site there are a number of reasons why
6 it is not expected to be technically adequate. The
7 primary one is the subsurface barrier system, as it
8 is conceptualized now, typically requires a low
9 permeability bottom. So you construct a vertical
10 barrier subsurface and connect it to some sort of
11 natural existing bottom as if you were forming a
12 subsurface tank.

13 At the DEH area, there isn't an existing
14 subsurface stratus to do that within reasonable
15 depth of the surface. So what we would have is a
16 curtain, as opposed to a tank. And it's generally
17 felt, that when you don't have a bottom to a system
18 like that, it is not as effective as it would
19 otherwise be. In addition, there was some concern
20 about the construction with the sand that exist
21 there, and it may be difficult to build that
22 system. Those were the primary reasons and those
23 were laid out in the document and the evaluation
24 matrix.

25 BOARDMEMBER GERMIL: You mentioned

66

1 document will be finalized and then the clean-up
2 work could begin. The document estimates that the
3 clean-up work would take about three or four months
4 to complete. In a nutshell, that's what you're
5 going to be getting, say, in the next 30 to 45
6 days.

7 Doug, maybe it would be appropriate if you
8 want to talk a little bit about your work group,
9 and what you thought of the process.

10 FACILITATOR KERN: Well, as I
11 mentioned at other meetings, there was a lot of
12 intense discussion, a lot of heated issues that
13 were developed. I think over the process, I think
14 all parties gained in the end. I think it's going
15 to be a model for doing other documents here at the
16 Presidio. I would hope, and encourage, that a
17 similar processes continue, so that as various
18 parties develop, what I would term as entrenched
19 positions, that they're able to come together and
20 work out those positions in a more informal
21 setting. And I think that was the real benefit to
22 the working group.

23 BOARDMEMBER ULLENSVANG: Are there
24 any questions you want to talk about?

25 BOARDMEMBER GIRARDOT: Yes. I would

68

1 using your Superfund standards for clean up. Why,
2 if this is not under the Superfund?

3 BOARDMEMBER ULLENSVANG: Those are
4 criteria fund which to evaluate the alternatives.
5 There's the nine criteria, which also the state
6 refers to. They are very similar to the state, as
7 well. As the Army is doing with the Feasibility
8 Study, looking at the nine criteria, which are
9 generally used to evaluate. Some of the criteria
10 are short-term effectiveness, long-term
11 effectiveness, costs. I think they are fairly
12 basic concepts of how to evaluate what is good or
13 bad with different remedies.

14 BOARDMEMBER GERMIL: So the
15 Superfund standards are standards operating if it's
16 not a Superfund site?

17 BOARDMEMBER ULLENSVANG: They are
18 criteria upon which to judge those criteria to
19 use.

20 BOARDMEMBER WORK: Just to add a
21 little bit more to that. There are a lot of sites
22 that are not Superfund sites that still follow the
23 criteria, still follow the CERCLA process. And so
24 I think that's how these criteria are fitting into
25 this site.

1 I also had a question. I know at our last
2 meeting there was a lot of discussion about the
3 setting of the clean-up levels for lead to protect
4 the environment. And I was wondering if people
5 still had some questions about that. I know that
6 after all of the discussions that we had, EPA took
7 steps to involved my ecologist, part of my support
8 team, in reviewing the risk assessment for the
9 protection of the environment. And we came to a
10 consensus, and he was satisfied with the clean-up
11 levels of 477 parts per million for lead. He had
12 some reservations about one or two of the steps,
13 but ultimately, he found the number to be
14 acceptable as a clean-up level.

15 BOARDMEMBER REINHARD: My
16 understanding was that we're still waiting for the
17 documentation. Because I've been asking Brian
18 about it on a weekly basis. And my other
19 understanding is, that the review that you
20 mentioned focused primarily on wildlife and birds,
21 and did not address the issues which I've been
22 raising about plant life.

23 BOARDMEMBER ULLENSVANG: I do expect
24 there will be discussion at the public meeting on
25 that. As far as the documentation of processing

1 that went into that, there are a series of
2 attachments within the document that, hopefully,
3 will go completely through the steps that were used
4 to get to where the current cleanup is. And I
5 think it will be important for everyone to read
6 through that information, and then from that have a
7 discussion, as appropriate, at the next public
8 meeting.

9 BOARDMEMBER FUENTES: I think you
10 need to clarify also, that he doesn't only
11 represent EPA, he also represents the BTAG group,
12 which is composed of state regulators, US/EPA, and
13 some other agencies.

14 BOARDMEMBER WORK: Yes, he's an
15 active member of BTAG.

16 BOARDMEMBER MCKLERoy: So the
17 clean-up levels we're going to see on this are
18 driven by the robin? Is that on the lead? Still
19 the driver on that 477 level?

20 BOARDMEMBER ULLENSVANG: The 477 for
21 lead, yes. There are a number of contaminants
22 which are used for clean-up criteria within this
23 action. So lead is not the only element that is
24 being used.

25 BOARDMEMBER MCKLERoy: The human

1 health risk is ten to the minus six? That's the
2 number we'll see also?

3 BOARDMEMBER ULLENSVANG: Yes. And
4 that's for a number for recreational exposure
5 assumptions. It's also using a hazard index of
6 one, for a child, whichever results in a lower
7 level. The Army did a lot of the back up, and it's
8 designed to be consistent with what you've seen and
9 what we will see in the RI.

10 BOARDMEMBER MCKLERoy: And then one
11 of the discussions we also had was about the lagoon
12 plan that the Park Service planned to implement.
13 Have any conflicts there been taken care of, or are
14 there any planning stages for a lagoon plan?

15 BOARDMEMBER ULLENSVANG: That's a DEH
16 area and it's not in the footprint of the future
17 wetlands. But the future use and the conceptual
18 design that's been put forth to the public was
19 contemplated in this remedy, and is discussed in
20 here and are designed together and protective of
21 future use.

22 FACILITATOR KERN: Other comments or
23 questions. Thanks, Brian. Item 6.C. Bob and the
24 Coast Guard Station.

25 BOARDMEMBER REINHARD: Last week I

1 mailed a copy to all the community members, the
2 material which I think is important to look at for
3 discussion of the site. I did not send mailing to
4 the government members, because the mailing
5 consists primarily of letters which you've all been
6 writing to each other. But it also had included
7 one item which you are aware of, but I brought
8 extra copies tonight to give to the public
9 members. So maybe you could pass this around the
10 table.

11 Let me just describe the handout, and also
12 the issue, and what I think we need to do. The
13 handout consists of pages from the transcript of
14 our RAB meeting from June 13th, 1995. It also
15 consist, as I mentioned, of correspondence that has
16 come out recently, between the Army, the Coast
17 Guard Station and the Park Service, about
18 responsibility to clean up the Coast Guard Station
19 and the problems involved in doing that. If you
20 want to just kind of summarize the materials that
21 are in here, maybe have some discussion, and then I
22 do have a motion to put before the Board about this
23 material.

24 First of all, let's start with the discussion
25 from the transcript of June 13th, 1995. The

73

1 excerpts from the transcript is a dialogue between
2 myself and David, about responsibility for cleaning
3 up the Coast Guard Station, and responses to those
4 questions. David said, that after protracted
5 negotiations with the Coast Guard, and attempts to
6 get them to do cleanup, that if they do not, the
7 Army is going to. And I'm just going to read a
8 quote from that.

9 "If they" -- the Coast Guard -- "don't do
10 the cleanup, we will just fall into our UST Program
11 and we'll take care of it."

12 Boardmember Reinhard. So in other words,
13 there is that commitment?

14 Boardmember Wilkins. Yes. One way or the
15 other, either the Coast Guard or the Army, we're
16 going to clean up the site."

17 Now, preface to that discussion, was also a
18 discussion from the Army about why the Coast Guard
19 is no longer here, and the explanation that David
20 gives is, well, the Coast Guard operated the
21 facility for sometime, but, basically what happened
22 is that the Army, "Kicked them off the Presidio,"
23 -- that's another quote, "and sent them over to
24 East Fort Baker." I just mention that because in a
25 minute I want to discuss a little bit of the

74

1 statutory and regulatory background for this
2 problem.

3 So time goes by, and here we are today, and
4 now the Army is claiming that it has no
5 responsibility for cleaning up the Coast Guard
6 site, and it will not clean up the Coast Guard
7 site. There has been some correspondence between
8 the Army the Coast Guard and the Park Service about
9 this. Although, I've heard representations from
10 the Army that they think that the Coast Guard is
11 still amenable to doing that, the letter that is
12 presented here the from the Coast Guard, clearly
13 shows that there's a game involved here of passing
14 the buck, and that the time schedule for any kind
15 of responses is beyond that which is acceptable to
16 the Park Service.

17 There is a plan involved for developing the
18 area -- you might remember, this is the area where
19 the president stood when he came last year, and to
20 say how great the Presidio was, and how great it
21 was there was going to be a new plan for the park.
22 And he was standing right above that stairway right
23 there.

24 So like I say, the issue is that the Army is
25 now falling back on its prior commitment. There

75

1 are number of legal issues involved. As the Park
2 Service points out, there is an agreement between
3 the Park Service and the Army for cleaning up the
4 Presidio. And the Park Service's position that the
5 Army must perform the cleanup under that
6 agreement. The Army says, incorrectly, well, you
7 could do the cleanup and get reimbursement from the
8 Coast Guard. Although, there is, to my knowledge,
9 no legal mechanism to do that, at least not as
10 clear cut as the one that really prevails, which
11 is, first of all, the Army stated intentions to do
12 the cleanup.

13 More importantly, there is also the state law
14 that effects the cleanup of the Coast Guard site,
15 and that is the law that Rich Hiatt's agency
16 administered, the Porter-Cologne Act. And under
17 that statute in California, people who are in charge
18 of a facility, as the Army was, and in David's
19 words, "We told the Coast Guard to get out of here,
20 so we took control of that area," are considered
21 discharges for purposes of the Porter-Cologne Act.
22 And so the Army's responsibility under that statute
23 would be, to me at least, fairly clear.

24 The problem is, that there is a sort of a
25 logic here in terms of getting this accomplished.

76

1 But it is a very real logic. If a year ago at the
2 meeting in June 1995, we had a statement from the
3 Army to the contrary, no, we decided we are not
4 going to do the cleanup, or we're not responsible
5 for the cleanup, I know, I, as a community member,
6 would not have gone on for a year believing
7 something else and doing nothing about it. But
8 now, at the 11th hour, when the Park Service's
9 plans are in place, and there was all the
10 understanding there would be a cleanup, all of a
11 sudden there is no one there to do it. So that is
12 what I wanted to present before of the Board
13 members. Like I said, I do have a motion that I
14 want to present in connection with this, but, I
15 guess, we need some discussion about it.

16 BOARDMEMBER CHEEVER: I'd like to ask
17 you what, if you know, are the major clean-up
18 concerns? I can picture the two Coast Guard
19 buildings, but how large is the contamination?

20 BOARDMEMBER REINHARD: Well, there is
21 some groundwater contamination. Rich Hiatt has
22 told me, and I have had several discussions with
23 him about it, that one of the issues is that
24 petroleum in the groundwater is actually leaking
25 out into the bay. I'm not commenting tonight about

77

1 the scope of cleanup that's required, or the
2 decision of how much cleanup to do, because I think
3 that is something that is to be decided through the
4 Water Board. But I'm saying right now there is a
5 first problem. First of all, deciding that
6 somebody has to do it. If nobody takes
7 responsibility to do it, then the scope of the
8 clean-up question will not get decided.

9 BOARDMEMBER CHEEVER: And also in
10 that vein, was it drafted in the RI at all, or was
11 it not, because of this dispute?

12 BOARDMEMBER REINHARD: Well, there is
13 a little bit of confusing history about this in
14 terms of the RI. Because this is called a
15 "petroleum site." My recollection is, that not
16 even our version of the RI we have now in draft,
17 but even a previous RI had discussed this area.
18 But because of the nature of contamination being
19 petroleum only, those sights do not fall within the
20 RI/FS process and they are like I say, given over
21 to jurisdictions, primarily in the state, to the
22 Water Board.

23 The FPALDAR and the site clean-up
24 requirements that were referred to in the
25 presentation only address petroleum contamination

1 and soil. And they specifically reserve for
2 another day, decisions of how to clean up petroleum
3 in groundwater. That's why buildings like Building
4 637, 231 and the Coast Guard Station, for example,
5 are handled separately.

6 FACILITATOR KERN: Other questions or
7 comments?

8 BOARDMEMBER WILKINS: First thing is,
9 in Bob's citing the 1995 transcript, or whatever,
10 they were, I think the point is, that at whatever
11 point I said that the Army made some kind of
12 commitment, the commitment was the Army or the
13 Coast Guard would ultimately do the cleanup. And
14 at the time that statement was made, that is what
15 the intention was. And at this point, the Coast
16 Guard is the one that is going to do the cleanup,
17 not the Army.

18 In terms of using the words, "Kicking out the
19 Coast Guard," perhaps that was a poor choice of
20 words on my part, but I was only trying to describe
21 the situation that existed during the base
22 closure. The Coast Guard, like all the other
23 tenant organizations here at the Presidio, was
24 directed to move because that site was closing and
25 there was no longer going to be any support

1 mechanism for that facility on this installation.
2 But that does not mean that the term, "kicking them
3 out," automatically means that the Army somehow
4 would resume responsibility for any contamination
5 of this site, which they occupied and utilized.
6 That still remains their responsibility. I'm not
7 going to dispute the legalities of that with you.
8 I think that our legal office, in correspondence
9 with the Coast Guard, has clearly defined what
10 those responsibilities are.

11 The other thing is, in the June 1st, 1996
12 letter from the Coast Guard, in the very first
13 paragraph, the Coast Guard, their Commanding
14 Officer states, "We want to assure you that the
15 Coast Guard acknowledges its responsibility to
16 complete the clean-up action at our old Fort Point
17 Station, which we began in May of 1995, by removing
18 four USTs." They have acknowledged their
19 responsibility, and it is with that, that the Army
20 said we're not going to expend Army resources to
21 clean up this site when the Coast Guard has its own
22 environmental clean-up budget and their own
23 mechanism for dealing with this. They can clean up
24 the site. And that was the direction that was
25 given. So at that point, the Army stepped away

1 from taking any action towards cleaning up that
2 site. And previous to that, the Coast Guard had
3 not directly said they are going to do that. When
4 they did, that's when the Army stepped back and
5 said, you guys have it. So that's where we're at
6 now.

7 And what I've asked the state to do, what I
8 have asked Romy to do is, to contact the Coast
9 Guard and let them know what his concerns are from
10 the state as the lead state agency for the
11 cleanup. And as I have stated, Romy has initiated
12 contact with the Coast Guard and, Romy, if you have
13 any further statements on that, you can certainly
14 climb in here. So that's where we're at right
15 now.

16 BOARDMEMBER FUENTES: It's really
17 unclear to us whether the Coast Guard has committed
18 to a clean-up schedule, because based on the
19 correspondence, they haven't really committed to a
20 clean-up schedule. We wanted to verify that by
21 contacting them. Our concern is, that the site has
22 been included in the cleanup, and there's a
23 schedule now, and the Army's claiming there's a new
24 responsible party that is accepting full
25 responsibility for the cleanup, and they don't want

81

1 to continue the investigation. So our concern is
2 we want to continue the clean-up investigation, and
3 it's doesn't matter who is the responsible party,
4 could be two or three, it could be one, so we
5 initiated that indication with the Coast Guard and
6 we're finalizing a letter to them.

7 BOARDMEMBER REINHARD: Well, I'd just
8 like to make a couple of comments. First,
9 everybody here has these letters. I'll just quote
10 from what the Coast Guard says.

11 "We do not believe that this remediation
12 work can be scheduled any time in the next few
13 years."

14 That's dated June 1st, 1995. Then I quote
15 from a letter from the Park Service which says:

16 "Your memorandum" -- that is David's
17 memorandum -- "indicates that the Coast Guard will
18 probably not remediate the site before spring of
19 1998. As set forth in our letter, MPS intends to
20 implement its Crissy Field reuse plan in the spring
21 of 1998. Accordingly, MPS requested cleanup of
22 this site before that."

23 So it's sorts of disingenuous to say that the
24 Coast Guard acknowledges responsibility, but that
25 responsibility will not help the Park Service do

82

1 what it needs to do. I mentioned also, because of
2 the nature of the site being a petroleum site, I
3 think Rich's agency has a lot to say.
4 BOARDMEMBER FUENTES: I don't think
5 it is just petroleum. They are finding lead and
6 poly-aromatic hydrocarbons which is also considered
7 to be CERCLA.

8 BOARDMEMBER REINHARD: Well, I would
9 be happy for either one of the state agencies to
10 acknowledge that there is that problem here, and
11 that the Army is the one that needs to start
12 addressing it. And in fact, that is the nature of
13 my motion.

14 My motion -- first of all, let me explain.
15 This Board, we are supposed to give advice. And we
16 talked many times in the past about the possibility
17 of the Board voting and making a recommendation as
18 a full Board and not just as individual members.
19 And that is what I propose tonight.

20 I move that this Presidio Restoration
21 Advisory Board say that it's advice is that the
22 Army should take immediate steps to begin the
23 cleanup of the Coast Guard Station.

24 I'd like to add, that I think this is the
25 kind of motion that is not just community member,

83

1 we had this discussion before, about should
2 government members vote or should only community
3 members vote. I think this is something to be
4 voted on by the entire body.

5 FACILITATOR KERN: Do I hear a second
6 to Bob's motion?

7 BOARDMEMBER MCKLERoy: Would you
8 clarify what steps, what specifically?

9 BOARDMEMBER REINHARD: To commence
10 and take responsibility for performing the cleanup
11 of the Coast Guard Station as described, the areas
12 described in these letters and materials.

13 BOARDMEMBER GERMIL: I'd like this
14 motion to define what the area is that we're
15 talking about.

16 BOARDMEMBER REINHARD: The area that
17 is described in these materials, the Coast Guard
18 Station area. I would just like to mention that
19 the National Park Service letter, the Park Service
20 said that if the Army does not take responsibility
21 to begin the cleanup, then this is an issue that
22 the Park Service will likely initiate dispute
23 resolution procedures under the sub-agreement.
24 Meaning, that the discussion between the Park
25 Service and the Army would go to -- I forget who

84

1 the next people are -- the second level.

2 BOARDMEMBER BLANK: I have a couple
3 of points I'd like to add to your discussion.

4 Legal issues aside, and potential dispute
5 with the Army, we have not received a response from
6 the Army to our letter. But one thing is, the
7 Coast Guard does indicate a willingness to
8 reimburse the Army for its effort. It makes
9 sense. They could just continue in this area. Why
10 introduce another party? What sense does it make
11 to begin negotiations with another agency, new
12 players, and especially in an area where you have
13 multiple sources coming in, potential co-mingling,
14 where we already have a whole working body looking
15 at these questions? What sense could it possibly
16 make to the taxpayer, or anyone else, to bring in a
17 whole other government agency? I just don't see
18 that that makes sense at all.

19 But just from a practical point, if you look
20 at Romy's letter of September 27th, regarding the
21 groundwater monitoring for the Northpoint Coast
22 Guard Station, the state was asking him to put in
23 an additional monitoring well in this area. Now
24 whose going to put that well in and when? It just
25 doesn't seem workable to me to bring in another

85

1 player at this point.

2 FACILITATOR KERN: Any other

3 clarifications on Bob's motion? It's still out
4 there waiting for a second.

5 BOARDMEMBER BLOOM: I'll second it.

6 BOARDMEMBER O'HARA: What concerns
7 me, at this point, is the present value of the
8 dollars that would be expended. My sense is that
9 from the taxpayer standpoint, if you spend the
10 money now to do it, rather than waiting until the
11 Coast Guard has got resources to do it, it's not
12 going to get any cheaper than it is to do it right
13 now. And by virtue of what the Coast Guard is
14 saying, that they are willing to reimburse the Army
15 for the cost of doing it, my sense is that from the
16 perspective of a taxpayer, I really don't care who
17 performs the work as long as it gets done at the
18 least dollar amount to the taxpayer as quickly as
19 possible, especially in view of the fact that there
20 is a project that the Park Service wants to get
21 going with. And this could impede that project,
22 or it could mean failure to remediate the problem
23 of contamination at the Coast Guard site, could
24 slow down the Park Service's project.

25 BOARDMEMBER GIRARDOT: The Coast

86

1 Guard clearly accepts responsibility in their
2 memo. My question is, if they didn't do it until
3 the spring of 1998, what harm would be done?

4 BOARDMEMBER BLANK: That's kind of
5 hard to say, at this point. We're looking at
6 contamination in the mist of other contamination
7 and trying to just decide what that means. If we
8 have to come back and tie it all back together.

9 BOARDMEMBER HENDERSON: Last time I
10 looked at it, we had undetected, unfiltered
11 groundwater for lead. Do people have additional
12 data that there's a plume out there? We have a
13 well upgradient, we have a well sitting next to the
14 tank. That got axed by the Water Service. So I
15 don't know if that goes to the bay. You have a
16 well about five or six feet from the bank, it
17 really doesn't matter.

18 BOARDMEMBER ULLENSVANG: I think the
19 question isn't how many contaminations are there,
20 but that there is some contamination there.

21 BOARDMEMBER BLANK: Well, if it's so
22 little, why does the Army not want to go ahead and
23 move forward with fixing this up?

24 BOARDMEMBER ULLENSVANG: If there is
25 nothing to be done then that makes it even easier

87

1 for the Army to complete the project.

2 BOARDMEMBER REINHARD: The Coast
3 Guard, by the way, does not even promise by spring
4 of 1998. They say, it won't be scheduled any time
5 in the next few years. That's even farther than
6 1998, to me.

7 BOARDMEMBER HENDERSON: So what's the
8 problem with that? From what I heard from the Park
9 Service, it's not like they're putting any wetlands
10 there. If there was a plume there, which I don't
11 think there is, if the plume is not cleaned up, how
12 does that effect the reuse plan? Basically, from
13 the Park Service's statement, what's going to be
14 there now is going to be there in the spring of
15 1998 in that area. This isn't like the clean-up
16 footprint for the wetlands or in the 900 area.

17 BOARDMEMBER BLANK: I just don't see
18 what sense this makes. What sense does it make?
19 We're all here trying to figure out a solution for
20 the overall facility. Why is it so important for
21 the Army to carve this thing out like this? It's
22 not going to save any money in the long run. If
23 the Coast Guard is willing to reimburse the Army,
24 why the Army cares to cut the site out at the
25 present time, it just doesn't make sense.

88

1 BOARDMEMBER ULLENSVANG: I understand
2 that the Army has already obligated close to
3 \$79,000 to this project. What happens to that
4 money if the Army doesn't do this cleanup? Would
5 you lose this money, as you said, and you can't
6 move it to another site, or would you be able to
7 use it somewhere else in the Presidio?

8 BOARDMEMBER WILKINS: No, that money
9 is going to be used at another project site.

10 BOARDMEMBER ULLENSVANG: So even
11 though it has been obligated to a particular site,
12 you can move it to another site? You said you
13 couldn't do that in the past.

14 BOARDMEMBER WILKINS: Well, we're
15 going to submit the request to do that, right.

16 FACILITATOR KERN: Further
17 discussion?

18 BOARDMEMBER BLANK: Well, I've just
19 seen these site reports go nowhere. They just fall
20 into a big black hole, but the agency never comes
21 forward and deals with it. You've got this hole in
22 your investigation and in your ROD and in your
23 cleanup. It's really hard to pull back into the
24 project. This group won't be available to look at
25 it by the time they get on board. It would be a

89

1 lot cleaner if we wrap it up into the rest of the
2 investigation and finish it off.

3 BOARDMEMBER BLOOM: This is also, I
4 think, somewhat serious in terms of other military
5 facilities. Most military facilities aren't always
6 used by one program of the service. They are
7 frequently broken up into a variety of different
8 client services and other agencies. Like NOAH,
9 they operated a site on a particular military base
10 and, typically, what happens is that's all rolled
11 into the same thing. And the clean-up process
12 moves forward. And I think carving out a
13 particular component of a site sets, potentially,
14 the wrong kind of precedent. I sympathize with of
15 the Army in wanting to be reimbursed. On the other
16 hand, saying that you can, at one site, carve out a
17 particular piece of the property because it was
18 operated by another entity of the government during
19 that time, as a leasing component of the property,
20 does make cleanup in a variety of ways, across the
21 state, across the country, more problematic.

22 Secondly, I think that this body has been
23 involved with the process from the get-go, and can
24 see the larger picture. So I think that's an
25 important component.

91

1 would like to commend Bob for bringing it up.

2 BOARDMEMBER MCKLEROY: I think you
3 could substitute, in this motion, to have the Coast
4 Guard take immediate steps. I mean, why are they
5 allowed to sit around and not take care of their
6 responsibility in either some form of contracting
7 with the Army, or contracting through their system
8 to absorb the cost?

9 BOARDMEMBER REINHARD: Well, the
10 problem with that is, what we have in front of us
11 is a problem of, like I say, passing the buck or
12 kicking things back and forth. My view, aside from
13 the very important point that Roberta made about,
14 it's just not practical to bring in a completely
15 foreign institution, as it were, or agency, in a
16 process to complicate it. I think there's the
17 additional point, like I say, when I look at the
18 legal aspects, there is a very strong case that the
19 Army is directly responsible under the
20 Porter-Cologne Act and others. So to substitute,
21 in the wording of the motion, the Coast Guard only
22 begs the question again, and brings the problem up
23 again. The solution to the problem is to have the
24 Army do it.

25 BOARDMEMBER FUENTES: There are

92

1 probably good and bad examples on the Presidio.
2 Like CalTrans, it was overseen by DTSC, and the
3 cleanup was done by CalTrans and it was done
4 quickly.

5 BOARDMEMBER BLANK: That's because
6 CalTrans was highly motivated.

7 BOARDMEMBER REINHARD: The Coast
8 Guard has no interest, no responsibility, no radar
9 screen, to put the Park Service's project on its
10 budget schedule, as I said.

11 BOARDMEMBER WILKINS: But I think the
12 reason is, is because no one has given them that.
13 What the Army is saying, aside from the funding
14 issue and the fact that the Coast Guard has the
15 same type of BRAC budget, it may not be the same
16 dollar amount but they have a BRAC budget just like
17 the Army has a BRAC budget. It's a matter of
18 prioritization, and I think that DTSC -- I don't
19 believe that Roberta's argument is convincing,
20 bringing in another player, we already have
21 multiple players here. We have the Bridge
22 District, we have CalTrans, we have the Army
23 working cleanup here. The Coast Guard has a
24 responsibility to cleanup the site.

25 I encourage you to not vote with Bob's motion

93

1 but to vote on a motion to contact the Coast Guard
2 and elevate this matter with them. And perhaps
3 through your influence, along with influence from
4 DTSC, you can increase the visibility of this
5 project, get it on their priority list and move it
6 up the ladder. I don't know what their funding list
7 is of clean-up sites on the west coast or within
8 their program, or how it works. But wherever it's
9 at it's not at Fort Point. So take action to get
10 it funded. Write the Coast Guard, do what it
11 takes.

12 BOARDMEMBER REINHARD: The problem
13 with David's response is that, again, he's saying
14 there is an acknowledged problem, here, you take on
15 the burden to solve it rather than the Army owning
16 up, as I mentioned, the already stated commitment
17 that it would --

18 BOARDMEMBER WILKINS: Or the Coast
19 Guard.

20 BOARDMEMBER REINHARD: The Army said
21 that it would step in --

22 BOARDMEMBER WILKINS: Or the Coast
23 Guard.

24 BOARDMEMBER REINHARD: -- When the
25 Coast Guard proved unavailable. In other words, it

94

1 is not up to either the Board or the Park Service
2 at this point, to do all that it takes, to do what
3 you're saying about convincing the Coast Guard. If
4 you're really sincere about that, then in the Park
5 Service's letter about the appropriate schedule
6 should have influenced you months ago for the Army
7 to do what you're saying to the Coast Guard, to
8 make sure that the place got cleaned up in time for
9 the Park Service plan to go forward. Not now, at
10 the 11th hour, to present a problem to all of these
11 people without any remote ability or chance to
12 solve it.

13 BOARDMEMBER WILKINS: Well, for one
14 thing, there's no evidence that the reuse plan --
15 Crissy Field is going to be impacted if nothing is
16 done at the Coast Guard site. In fact, I recall
17 from previous discussions throughout last year,
18 that the current occupants of those facilities are
19 going to remain there and would not be influence by
20 the reuse plan at Crissy Field. So that point
21 hasn't been defined. And then if you reread the
22 transcript there, it says, "The Army or the Coast
23 Guard, at some point."

24 BOARDMEMBER REINHARD: It does not
25 say the Park Service.

95

1 BOARDMEMBER WILKINS: Right. But my
2 point is, what I was just alluding to is the Coast
3 Guard is acknowledging responsibility, they said
4 they would clean it up, it's a low priority site.
5 I'm saying to take action to raise the visibility
6 of that for the Coast Guard. That's why Romy's
7 agency is contacting them, to do just that. I
8 mean, you don't know. They might come back in a
9 month and say, we'll clean it up.

10 BOARDMEMBER REINHARD: Well, the
11 transcript already says that. That you have spent
12 months trying to get them to own up to their
13 responsibilities.

14 BOARDMEMBER WILKINS: And they did.
15 They did on July 6th, of 1996.

16 BOARDMEMBER REINHARD: Not by a mere
17 statement, but to actually perform the work. And
18 you were unsuccessful in doing that.

19 BOARDMEMBER BLANK: Romy, What about
20 joint liability for the state?

21 BOARDMEMBER FUENTES: If we have full
22 acceptance from the Coast Guard, then they are the
23 sole responsible party.

24 BOARDMEMBER REINHARD: You have a
25 statement from them that they're not going to do it

96

1 for several years.

2 BOARDMEMBER HANDEL: They are
3 responsible and they will take action. You also
4 have a statement from Romy saying that he's
5 pursuing discussing the matter with them. You are
6 pre-supposing that Romy's going to be unsuccessful,
7 that DTSC is going to be unsuccessful. Give him
8 the opportunity.

9 BOARDMEMBER REINHARD: I've been
10 going by the opportunity.

11 BOARDMEMBER HANDEL: You just had a
12 statement from Romy indicating he was pursuing
13 discussions with the Coast Guard. Allow them to
14 get an answer from them.

15 BOARDMEMBER REINHARD: My response to
16 that is that I've been going by the history. The
17 Army has, for several months, left on the record, a
18 statement that it would not be a problem for the
19 Park Service to deal with. And that the Army was
20 going to take care of a problem that the Coast
21 Guard would not take care of. Then I have a
22 statement from the Coast Guard saying, we're not
23 going to take care of it any time in the next few
24 years. And a statement from the Park Service that
25 they want it taken care of before then.

1 So it is perfectly consistent with Romy
2 pursuing the course of action that he's done. To
3 write letters to the Coast Guard and at the same
4 time for the Board to vote approval for the motion
5 that I have put on the table. There's no reason
6 why the motion needs to wait further delays from
7 the results of Romy's letter. I mean, they can go
8 forward at the same time.

9 BOARDMEMBER O'HARA: Bob, could I
10 suggest a little pragmatic activity here? And that
11 is, we're an advisory board, but it does not
12 preclude our ability to communicate with the Coast
13 Guard and to the extent that the Coast Guard has
14 made a commitment to get this done.

15 Would it be reasonable for the Board to
16 presume some sort of questioning of our own of the
17 Coast Guard as to what they are going to do and
18 when they're going to do it? They made the
19 statement they're going to clean it up. I think
20 the Board can express its concern that sometime in
21 the future is not acceptable.

22 BOARDMEMBER REINHARD: You could take
23 that approach, but I highly recommend against it.

24 BOARDMEMBER O'HARA: And to the
25 extent that you don't get a response, or if you get

1 an unacceptable response from the Coast Guard,
2 their intentions become clear, and then I think we
3 can pursue -- the approach that you're taking is,
4 that if the Coast Guard isn't going to do it in the
5 foreseeable future, the Board wants it cleaned up,
6 and then we turn to the Army.

7 BOARDMEMBER BLANK: The Coast Guard
8 will have no Restoration Advisory Board and they
9 have no obligation to listen to you anymore than
10 any other member of the public. You're going to
11 lose your leverage as a group to have any influence
12 over this process, just like you really didn't have
13 any influence with the Bridge District or
14 CalTrans. There wasn't any real leverage, and
15 that's just a difference you need to be aware of.

16 BOARDMEMBER GIRARDOT: It seems to me
17 that it's reasonable to allow the Coast Guard to
18 respond to the communication from us, reminding
19 them that they have gone on record saying they are
20 responsible to clean it up. And ask them for a
21 response within a certain amount of time, when
22 they're going to do it. It's reasonable to send
23 them a letter to respond and this motion can always
24 come forward at the next meeting or the meeting
25 after that. Thousands of dollars are thousands of

1 dollars, and if that money can be reflected to
2 something else, I mean, it pays for a whole year of
3 monitoring at the DEH site. I just think it's
4 reasonable to communicate to the Coast Guard. Give
5 them a chance to answer. They can move this up if
6 we put some kind of pressure on. It's still
7 reasonable to request from them first. We can
8 always vote on this next month.

9 BOARDMEMBER REINHARD: Let me just
10 make a comment again. I don't know what you think
11 a vote of our Board, what weight a vote of our
12 Board has. I think even if we voted yes on our
13 motion, that doesn't mean the Army is going to go
14 out and do it tomorrow. I have no delusions about
15 that. If we voted on the motion, I was going to
16 say after that vote, I think we need to do
17 something else.

18 The second thing we need to do is write
19 letters. And I think we need to write letters to
20 more than just the Coast Guard. I think we need to
21 write letters to Romy's agency, to the Water
22 Quality Control Board, to the Pentagon.

23 Again, there is no reason why all the
24 alternatives we are describing could not go on
25 concurrently with positive approval of the motion.

1 The idea of writing a letter to the Coast Guard, I
2 think, is a perfectly reasonable thing to do. Like
3 I say, my personal gut feeling, and I think this is
4 a little bit backed up by what Roberta said, don't
5 count on anything. And the issue about this motion
6 is, that it still expresses the sense of this
7 quorum. That we should not take the response of
8 the Army and say, "You've got a problem, you go fix
9 it," without firmly saying to the Army, "No, it's
10 not our problem, you were supposed to have done
11 something about it." That's the only effect of our
12 vote. It doesn't mean that the Army is going to go
13 out and do it. We need to do all of these other
14 things, too, besides making that recommendation,
15 which will be a first on this Board, us voting as a
16 Board like that. That's why I proposed we have a
17 vote on the motion.

18 FACILITATOR KERN: Are people prepare
19 to vote on the motion? All right. Does everybody
20 understand the motion? Bob, could you restate the
21 motion?

22 BOARDMEMBER REINHARD: I think Bruce
23 wrote it down.

24 BOARDMEMBER MCKLERoy: The advice of
25 the Restoration Advisory Board is to recommend that

101

1 the Army take immediate steps to commence and take
2 responsibility of cleanup and perform the cleanup
3 of the former Coast Guard Station.

4 FACILITATOR KERN: All in favor of
5 the motion, raise your hand. So we have eleven
6 (11) for, and two (2) against, so that passes.

7 BOARDMEMBER REINHARD: Well, as I
8 said, I think there are steps that should be taken
9 after of the voting on this motion. By the way, I
10 am going to request a copy of the transcript of
11 this meeting. And I want -- I don't know, like I
12 say, since we've never really done this, I would
13 like to have this printed or something or put in
14 the administrative record that the Board took this
15 vote.

16 Secondly, I think we do need to do these
17 follow-up steps, like write a letter to the Coast
18 Guard, and be writing other letters urging action
19 from the agencies involved. I do volunteer to help
20 with drafting such letters. If anyone else would
21 like to share in the drafting of that, or has
22 ideas. I'm not saying I need to be in charge of
23 drafting, I participate in it, and I would take on
24 or welcome suggestions, whichever way people want
25 to do it.

103

1 have any questions regarding funding? No
2 questions, okay.

3 FACILITATOR KERN: So we'll put that
4 on, in case people have questions, at the next
5 meeting.

6 The RPM meeting today, those that were
7 there.

8 BOARDMEMBER WILKINS: I can also
9 highlight that real quickly. At the RPM meeting
10 today we had discussion, again, about the EE/CA
11 sites, which I just described, those, and the
12 Crissy Field planning area. And after some
13 discussion it was decided that the Army will go
14 ahead and produce those documents and address
15 issues regarding risk assessment and other issues
16 in clean-up levels and such, during the review
17 period. We also talked about certification of
18 Operable Unit 1, which is the Public Health Service
19 Hospital area. And that is a process of the Army
20 submitting for certification that the requirements
21 of the Record of Decision have been met. And we're
22 in the process of preparing that correspondence to
23 send to the state for approval. We expect to have
24 that accomplished by the end of February. The
25 three primary areas in that Record of Decision were

102

1 FACILITATOR KERN: So at this point,
2 why don't we have, if you would, Bob, since you
3 volunteered, tell people where they can contact you
4 if they're interested in helping.

5 Moving on to the next item. Item 6.D. The
6 status of the EE/CA Documents. That's David.

7 BOARDMEMBER WILKINS: During this
8 morning's RPM meeting, the Army has decided to move
9 forward with developing EE/CA documents at the
10 former 950 area, in the area behind the 900
11 building, and also in the area of Building 640. We
12 will work on producing those documents. That's
13 about it. Those are going to be published here
14 sometime in the next few weeks.

15 FACILITATOR KERN: I might add to
16 that, that the RAB Main Installation Committee has
17 begun work on these various sites. If anybody is
18 interested, I could show you compilations from
19 various contaminant maps that we put together just
20 to give a feel for what kinds of things are out
21 there. Any other discussion on that item?

22 The update on the funding for Presidio BRAC
23 Program. I understand, David, that you will answer
24 questions if anybody has any.

25 BOARDMEMBER WILKINS: Does anybody

104

1 Building 1847, Landfill 8, and Landfill 10.

2 We also discussed Mark Youngkin's comments on
3 the Landfill E monitoring report. There is some
4 feedback that we still need to provide to Mark
5 Youngkin. He had a series of questions regarding
6 the CAP, the decision as to why we were going with
7 a CAP, why we proceeded with the design there.
8 There was talk about monitoring in the CAP, and we
9 explained how once the design is implemented that
10 those wells will be removed that are within the
11 landfill footprint, and will be established in
12 other locations surrounding the landfill to
13 determine if there's any groundwater flow coming
14 from that site. Those were the primary concerns
15 there that he brought forth in his comments.

16 Lastly, both DTSC and EPA commented on the
17 Landfill 8 predesign workplan, and it was
18 determined that -- well, Montgomery/Watson had
19 announced that they are going to have a
20 presentation to discuss what they are going to do
21 with the design in this predesign sometime in
22 February, actually, we set a tentative date,
23 February 6th. That will be at the
24 Montgomery/Watson project trailer there at the
25 Presidio. And, at that time, the DTSC and EPA

1 comments will be addressed and we'll enter into the
 2 discussion regarding their concerns regarding the
 3 predesign workplan that was published by
 4 Montgomery/Watson. So that was about it from the
 5 meeting.

6 FACILITATOR KERN: Another note with
 7 regard to Landfill E, there is a process going on
 8 where a presumptive remedy is being recommended as
 9 a CAP there. It's not something that the Board has
 10 taken up, but it is proceeding in its design
 11 phase. So I suggest that RAB members begin to tune
 12 into that issue, perhaps in committee. Without
 13 objection, meeting adjourned.

14 Meeting adjourned at 10:10 p.m.

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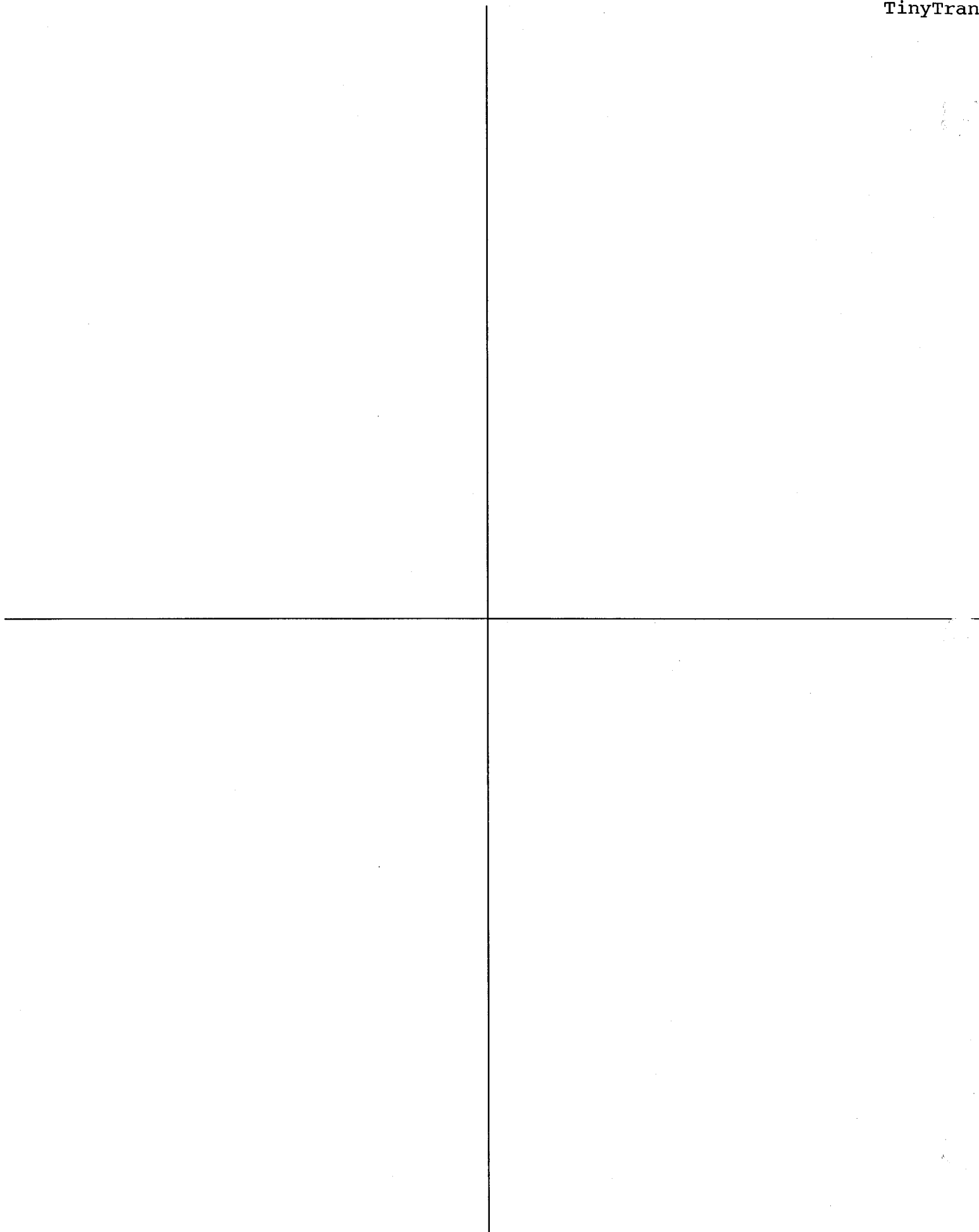
1 REPORTER'S CERTIFICATE

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I, Elizabeth Valstad, do hereby certify that
 the foregoing is a true and correct statement of
 the testimony and proceedings had in the
 within-entitled matter and that the same is a full,
 true and correct transcription of the shorthand
 notes as taken by me in said matter.

Dated: At San Francisco, California this
 _____ day of _____, 1997

 Elizabeth Valstad



1 THE RESTORATION ADVISORY BOARD MEETING

2
3
4
5
6 TUESDAY, FEBRUARY 11, 1997

7 HELD AT

8 THE OFFICERS CLUB, 50 MORAGA AVENUE

9 PRESIDIO OF SAN FRANCISCO,

10 7:30 P.M.

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13 CERTIFIED COPY14
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19 REPORTER'S TRANSCRIPT OF PROCEEDINGS

20 BY: ELIZABETH VALSTAD

21
22 CLARK REPORTING

23 2161 SHATTUCK AVENUE, SUITE 201,

24 BERKELEY, CA 94704

25 (510) 486-0700

1 RESTORATION ADVISORY BOARD MEMBERS:

2 (COMMUNITY AND TECHNICAL)

3 THOMAS APPLING

4 HAROLD BALL

5 SAUL BLOOM

6 JOHN BUCK

7 JULIA CHEEVER

8 ROMY FUENTES

9 ARLEEN GERMIL

10 JOAN GIRARDOT

11 BRUCE HANDEL

12 ROGER HENDERSON

13 RICH HIETT

14 MOLLY HOOPER

15 REBECCA JEHOREK

16 DOUG KERN

17 LEEANN LAHREN

18 ERNEST LEE

19 SCOTT MILLER

20 JAN MONAGHAN

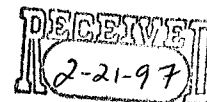
21 HOWARD NATHIEL

22 PETER O'HARA

23 JANE POWERS

24 ROBERT REINHARD

25 JILL STONER



1 COMMUNITY AND TECHNICAL MEMBERS

2 (CONTINUED)

3 PAUL TOWNSEND

4 BRIAN ULLENSVANG

5 MARTHA WALTERS

6 DAVID WILKINS

7 MICHAEL WORK

8 MARK YOUNGKIN

1 FACILITATOR KERN: Good evening

2 everyone. This is the regularly scheduled meeting
3 of the Presidio Restoration Advisory Board.

4 Welcome to everyone here tonight, particularly

5 members of the public who are here to listen to us

6 talk about these important issues. Does everyone

7 have an agenda? Very good. Are there any changes,

8 additions, modifications, at this time? I have

9 been notified that Item 6.A and 6.B have been

10 postponed; is that right, Bob and Dave?

11 BOARDMEMBER WILKINS: Yes.

12 FACILITATOR KERN: And I have been

13 asked to insert an announcement by Harry Ball near

14 the beginning of the meeting. So are there any

15 other items?

16 BOARDMEMBER WILKINS: I would like to

17 substitute for 6.B., the Corps of Engineers will

18 have a presentation on the Army's plan to address

19 lead contaminated soil in residential areas.

20 FACILITATOR KERN: And how long do

21 you anticipate that will take?

22 BOARDMEMBER WILKINS: That will take

23 approximately 10 or 15 minutes.

24 BOARDMEMBER REINHARD: The reason I

25 am asking for this to be removed, I was

5

1 recommending that we could devote as much of
2 tonight as possible to the Feasibility Study
3 entirely, and that this issue be deferred. But if
4 the Army has an important need for making that
5 presentation -- I just think we should concentrate
6 on the Feasibility Study.

7 FACILITATOR KERN: Other comments
8 about this subject?

9 BOARDMEMBER WILKINS: Well, I think
10 we can get through the presentation fairly
11 quickly. We had asked the Corps to be prepared to
12 present this information in preparation for
13 whatever comments you were going to have. So
14 rather than to go back and have a duplicated effort
15 and expenditure at another meeting, I think we
16 should go ahead and get it knocked out tonight.

17 BOARDMEMBER GERMIL: I agree with
18 Bob. The Feasibility Study presentation is of such
19 urgency that we should make sure that we have
20 enough time allotted for that. So maybe we could
21 put the Corps of Army Engineer's item after the
22 Feasibility Study presentation.

23 BOARDMEMBER WILKINS: It would be
24 easier if we could do it first and get it knocked
25 out. It would only be 10 or 15 minutes, max.

7

1 I'm happy to report that as of January 21st, I am
2 employed. My employer, at this time, is the
3 Environmental Protection Agency. I'm glad that I'm
4 going to be a Remedial Project Manager in the
5 Superfund Program at EPA, and that leaves some
6 problems as far as my participation on this Board.
7 I asked counsel at EPA whether there would be any
8 kind of conflict of interest or problems with me
9 participating here, and I was told that not only
10 were there problems associated with the appearance
11 of conflict of interest, but that it might be hard
12 for people to determine whether I was speaking for
13 myself or as an EPA employee. There are also some
14 rules associated with federal employees
15 representing other groups in front of federal
16 agencies. In this case, since EPA is at the table,
17 and DOD is at the table, there could be a problem
18 there from a very practical standpoint. And so,
19 it's with regret, that I'm going to -- I feel that
20 I should resign, effective immediately, from the
21 Restoration Advisory Board.

22 I wanted to make a couple of comments. And
23 that is, I really have enjoyed working with you all
24 and participating in this process. And it has been
25 really rewarding for me. I've learned a lot from

6

1 BOARDMEMBER WALTERS: Actually, I'd
2 like to follow-up on the status of the UVB system.
3 We've been told that it is ineffective and I'm not
4 sure what the Army is going to do to make that area
5 effective in terms of groundwater cleanup.

6 FACILITATOR KERN: So an additional
7 item, say, after the Feasibility Study?

8 BOARDMEMBER WALTERS: Sure.

9 FACILITATOR KERN: All right. So we
10 have a decision point, and a little bit of
11 disagreement so, would it be agreeable, Bob, if we
12 did handle this at 10 minutes, that we ask that the
13 item be finished up?

14 BOARDMEMBER REINHARD: Okay.

15 FACILITATOR KERN: All right. So
16 we're ready to begin. Let's get on with that
17 item.

18 BOARDMEMBER WILKINS: Okay, if we can
19 have --

20 FACILITATOR KERN: Pardon me. My
21 apologies. We did have an announcement by Harry.

22 BOARDMEMBER BALL: Some of you might
23 have known that last year, after a long and
24 torturous process, I finished my Ph.D., at
25 Stanford, and entered the ranks of the unemployed.

8

1 everybody at the table. From the community
2 members, from the BCT, staff, and everybody. And I
3 only hope that I have given back a little portion
4 of what I am taking away from this group. I also
5 think that this is a very good process, and what
6 people are doing here is very worthwhile. I would
7 only encourage you to work hard and try to get all
8 your concerns up to the table, because it's really
9 the only way that the process moves ahead in a very
10 effective manner. So, again, thank you very much
11 for all your friendship and support, I really
12 appreciate it.

13 FACILITATOR KERN: Harry, at least
14 from me, personally, having worked with you on
15 numerous committees, it will be a terrible loss for
16 us here at the Restoration Advisory Board. And we
17 wish you well at you're new pursuits. And we'll
18 stay in touch, and we'll try to uphold your great
19 standards for participation in your absence. Thank
20 you.

21 Any other comments at this point? All
22 right. Item 6.B.

23 BOARDMEMBER HENDERSON: At this point
24 in time, I'd like to introduce Mr. Mike Tambroni.
25 He's with the company, Allied Technology Group.

9

1 He's the contractor that's going to be doing the
2 assessment/abatement of lead of contaminated and
3 soil in the residential area. With all due
4 respect, with everybody here, Mike, if we can kind
5 go through this really quickly, there's a time
6 constraint, people want to talk about the FS
7 tonight, so let's roll.

8 MR. TAMBRONI: As Roger had said, I'm
9 with Allied Technology Group or ATG. We've been
10 contracted by the Corps of Engineers to a perform
11 an assessment and abatement of lead contaminated
12 soil in residential areas of the Presidio. I'm
13 here today to talk about the scope of this contract
14 and some regulations and guidelines that apply, and
15 explain some specifics about what that risk
16 assessment is. I'd like to get started by going
17 over some work that has already been performed.

18 Versar completed initial screening of
19 residential buildings and identified 80 with lead
20 concentrations in the soil, about 400 parts per
21 million.

22 FACILITATOR KERN: Were those any
23 particular kinds of buildings or just buildings?

24 MR. TAMBRONI: Residential. ATG
25 scope is divided in two phases. The first phase is

10

1 to investigation lead contamination in soil and
2 complete a risk management assessment of selected
3 buildings. Specific recommendations were made to
4 the Park Service and to the Army for management and
5 abatement hazards, to the tenants, and the
6 maintenance workers, resulting from the lead in
7 soil. These are some of the regulations and
8 guidelines that will be applicable in performing
9 the lead related activities. 24CFR, is the
10 elimination of lead-base paint hazards in federally
11 owned properties, prior to sale for residential
12 habitation. Title X of the Housing and Community
13 Development Act, is commonly referred to as the
14 Residential Lead-base Paint Hazard Reduction Act.
15 The purpose of this act is to provide a framework
16 for the lead-base paint hazard evaluation and the
17 reduction of lead.

18 The EPA's office of Solid Waste and Emergency
19 Response published a revised interim soil lead
20 guidance for CERCLA sites and record for corrective
21 action facilities. The Department of Housing and
22 Urban Development is HUD. They published the
23 guidelines for the evaluation and control of
24 lead-base paint, hazards and housing.

25 The primary purpose of this document is to

11

1 provide guidance to people involved in identifying
2 and controlling lead-base paint activities and
3 housing associated with the federal government.
4 Also, 40CFR is intended to assure that the persons
5 performing the investigation and the assessments
6 are properly trained and certified.

7 There is Section 403 of Title 4 of the Toxics
8 Substance Control Act. This is EPA guidance and
9 identification of lead-base paint hazards and lead
10 contaminated dust and lead contaminated soil.

11 And finally, EPA 747. This is residential
12 sampling for lead, protocols for dust and soil
13 sampling, a final report. That's a partial list of
14 the regulations that will be used.

15 The definition of a risk assessment,
16 according to Title X, is an on-site investigation
17 to determine and report on the existence, the
18 nature, severity and location of lead-base paint
19 hazards. That's primarily what we'll be doing.
20 Our scope is limited to the soil surrounding
21 specific residential units.

22 Lead contaminated soil. The definition,
23 according to Title X, is to find bare soil on
24 residential real property that contains lead at or
25 in excess of the levels determined to be hazardous

12

1 to human health by the appropriate federal agency.
2 In this case, that agency is the EPA.

3 The following slides consists of a portion of
4 a table published by the EPA in the aforementioned
5 Section 403 of Title 4. The table provides the EPA
6 recommendations for response activities for
7 residential lead and contaminated bare soil.

8 We'll look first at the areas of concerns.
9 These areas of concerns include residential
10 backyards, daycare and school yards, playgrounds
11 and public parks. And then based on those -- and
12 this table was provided in the last handout in its
13 entirety. Based on those, they recommend response
14 activities. At levels of 400 to 5,000 parts per
15 million, the EPA recommends that you establish
16 barriers between children and the soil, plant
17 ground cover, play equipment and/or restricted
18 access through posting, and fencing and monitoring
19 those conditions. The recommendations provided by
20 the EPA are consistent with definitions of
21 abatement and interim controls provided in Title X
22 and the HUD Guidelines.

23 For contamination over 5000 parts per
24 million, EPA recommends abatement of soil,
25 including removal and replacement of contaminated

13

1 soil and permanent barriers such as concrete or
2 asphalt.

3 Phase 2 of our scope will include ATG to
4 perform abatement and/or interim control activities
5 based on our risk management assessment, and also
6 based on EPA guidance Section 403 of Title 4, and
7 the approval of the Army Corps of Engineers.

8 And finally, this is our proposed schedule.

9 We started the inspection process this week and
10 should be complete towards the middle of March.
11 The risk assessments for each building will be
12 prepared concurrently with the inspections, so the
13 reports will be completed just after the
14 investigation. Based on the results of the
15 assessments, a workplan will be prepared and actual
16 abatement will begin about the middle of March or
17 beginning of April. We expect the abatement to be
18 completed in about 12 weeks, but the actual
19 schedule will be dependent on our findings in the
20 assessment.

21 FACILITATOR KERN: That was about
22 seven minutes, so we have a few minutes for
23 questions.

24 BOARDMEMBER WORK: I think it's great
25 that we're about to start clean-up action. Just a

15

1 answer that. We just started yesterday.

2 BOARDMEMBER HOOPER: And how far out
3 will your test go?

4 MR. TAMBRONI: There's already been a
5 screening and if additional soil samples are
6 necessary, we would take those to define the extent
7 of contamination. It's going to be based on the
8 specific building.

9 BOARDMEMBER GERMIL: How are we
10 defining areas used by children, in a current
11 sense? It's my understanding, that we don't know
12 which areas will be used by children, totally, now,
13 is that right or wrong? And therefore, how would
14 we decide what was appropriate action or
15 responses?

16 BOARDMEMBER WILKINS: The survey was
17 conducted based on the HUD guidelines. Their
18 specific definition of the areas utilized by
19 children, which was one of the slides in those
20 areas.

21 BOARDMEMBER GERMIL: And how are we
22 predicting use?

23 BOARDMEMBER WILKINS: It doesn't
24 involve any prediction. It involves what the use
25 was of the property. All of the family housing

14

1 small item, just for the record. I don't want to
2 trigger a big debate on this, but EPA would also
3 add CERCLA to this list of regulations that was on
4 this slide. And the Army would disagree, and it's
5 a subject of ongoing debate between our attorneys,
6 but I think no more be said about that right now.

7 BOARDMEMBER FUENTES: I want to
8 piggyback on that, too. The state has a health and
9 safety code that should be filed as well with that
10 removal.

11 MR. TAMBRONI: I only included the
12 federal, I apologize.

13 BOARDMEMBER REINHARD: This is not to
14 start debate, but I just wanted to mention that the
15 EPA has written a memorandum, which I think other
16 members of the RAB should get and read about. The
17 application of the EPA order is not only to
18 residential areas but to nonresidential areas,
19 which would, as Michael said, according to EPA
20 include CERCLA on that list, and I think we should
21 discuss that at another meeting.

22 BOARDMEMBER HOOPER: How far out from
23 each structure will the clean-up activity occur?

24 MR. TAMBRONI: That will be
25 determined after our assessment. So I really can't

16

1 areas at the Presidio, the residential areas, the
2 areas that were screened here, and these other
3 areas that were listed on the slide.

4 BOARDMEMBER ULLENSVANG: I think
5 there may be some issues that were brought up about
6 whether the nonresidential buildings should be
7 screened or not. And I do notice that in the
8 slide, public park areas is one of the areas used
9 by children.

10 BOARDMEMBER WILKINS: Yes. And those
11 areas were part of the soil screening survey that
12 was done by Versar. There are actually 22
13 playground areas that were surveyed.

14 BOARDMEMBER O'HARA: I'm not quite
15 sure what levels you are proposed to clean to.
16 Obviously, some of the housing that has been used
17 in the past may not be used as residential housing
18 in the future. And are you proposing to clean up
19 the residential areas to residential standards of
20 the past, or to the proposed use of the facilities
21 for the future?

22 BOARDMEMBER WILKINS: Well, according
23 to the General Management Plan, all of the
24 residential areas on the Presidio are going to
25 remain residential. There's nothing in the GMP

17

1 that says they're going to take the 700 housing
2 areas and turn it into an office complex. It says
3 it's going to remain residential. So in that
4 spect, the survey was done in that residential
5 area. And ATG's contract is to go and make the
6 assessment, and if abatement is needed they will do
7 it in those areas.

8 BOARDMEMBER O'HARA: To residential
9 standards?

10 BOARDMEMBER WILKINS: Yes.

11 BOARDMEMBER ULLENSVANG: There's some
12 disagreement as to whether HUD guidelines are the
13 guidelines. My understanding is that those levels
14 below 5000 need to be left in place; is that
15 correct?

16 MR. TAMBRONI: That's correct.

17 BOARDMEMBER ULLENSVANG: And that is
18 one of the issues that is at hand, soil at 5000
19 parts per million in the State of California. So
20 if a maintenance crew were to come into that area,
21 and dig up the soil to replant vegetation, the soil
22 that is removed from the hole might be considered
23 in the State of California to be hazardous waste
24 and not be allowed to be put back in the hole. So
25 that is one of the concerns, just from the future

18

1 liability of the Park, and the types of management
2 responsibility the Park might have, if soil is
3 greater than 1000 parts per million left in place.
4 FACILITATOR KERN: We are at 12
5 minutes for this presentation. Let me get a feel
6 for how many other questions there might be. Okay,
7 those two, and that's what we'll do.

8 BOARDMEMBER STONER: How is the soil
9 clean-up assessment being interfaced with looking
10 at lead paint on buildings that might be loose and
11 recontaminate soil?

12 MR. TAMBRONI: That's part of the
13 assessment.

14 BOARDMEMBER STONER: So would you say
15 that's part of the assessment you're looking at,
16 whether the paint is stable or unstable on the
17 buildings?

18 MR. TAMBRONI: That's correct.

19 BOARDMEMBER STONER: And if it's
20 unstable?

21 MR. TAMBRONI: We would recommend
22 practices to either stabilize that paint or abate
23 that.

24 BOARDMEMBER STONER: So that would be
25 done before the abatement of the soil? I mean, you

19

1 went through a plan for how to abate the soil, but
2 nothing about the buildings. And if you abate the
3 soil before the building, then you recontaminate
4 it.

5 MR. TAMBRONI: Absolutely. That
6 would be part of our recommendation.

7 BOARDMEMBER GIRARDOT: In your screen
8 areas of concern, how do you define the public
9 parks? You mentioned 22 playgrounds. How are you
10 defining the parks?

11 MR. TAMBRONI: I didn't define the
12 parks.

13 BOARDMEMBER WILKINS: There's a
14 specific definition in the regulation. I don't
15 know what it is off the top of my head, but all the
16 playground areas on the Presidio were screened.

17 BOARDMEMBER GIRARDOT: Well, you have
18 public playgrounds and then you have parks, and the
19 question is, what are public parks?

20 BOARDMEMBER WILKINS: There aren't
21 any public parks on the Presidio. I mean, it was a
22 military base. So there weren't any, quote,
23 quote, "public parks" there, it was a military
24 base. I don't know what the definition is. I'd
25 have to look it up to see what the definition of a

20

1 public park is, but every playground on the
2 Presidio was screened.

3 BOARDMEMBER CHEEVER: Joan, are you
4 saying that all of the Presidio is a public park?

5 BOARDMEMBER GIRARDOT: Well, all the
6 Presidio is a public park, now.

7 BOARDMEMBER HENDERSON: Well, I don't
8 think that was the intent.

9 BOARDMEMBER GIRARDOT: Well, what is
10 the intent of public parks?

11 BOARDMEMBER ULLENSVANG: Well, I
12 think it is the areas with the playgrounds and
13 where people congregate.

14 BOARDMEMBER GIRARDOT: Well, we
15 should cross that out then, and just have
16 playgrounds.

17 FACILITATOR KERN: All right. Let's
18 move on to the next item. Summary of Significant
19 Changes in the RI Report.

20 MS. COUGHLIN: In the presentation,
21 I'm just going to summarize the major changes that
22 were made in the RI. There are additional changes,
23 but these are the most significant ones. All of
24 these changes were based on the written and verbal
25 comments that we received from the regulatory

21

1 agencies and the RAB. And as you can see from the
2 second revised draft final RI, which was in
3 November of 1995, to the final RI, in January,
4 1997, we received a significant number of comments,
5 which delayed the production of the final RI, about
6 a year or so.

7 One of the first things that was a major
8 concern for people were ambient concentrations for
9 the inorganics in the soils were to high. So we
10 had to do a reassessment of the samples that we
11 took for ambient concentrations, and that resulted
12 in the lowering of those concentrations for a
13 number of the inorganics.

14 And we had four ambient soil types at the
15 Presidio. The colma formation, the serpentinite
16 formation, the sand and dune, and then also, the
17 artificial fill. And we developed a number for
18 each organic, for each soil type. We also
19 developed an ambient lead number which we'll use
20 throughout the RI. And in the RI itself we just
21 added additional discussion of how we developed the
22 ambient values and how we applied these to the
23 different RI sites.

24 And along with this, we also reevaluated our
25 human health risk assessment, and we included

22

1 groundwater as a drinking water source for all
2 inland sites regardless of the estimated well
3 yield. A number of the wells at the inland sites
4 don't have large enough well yields for them to be
5 considered viable drink water sources. However,
6 based on comments, we have included these in the
7 risk assessment regardless of whether or not in the
8 future they have even be used as a drinking water
9 source.

10 And based on the time line between the two RI
11 documents, we had to incorporate the new PRGs based
12 on the new Region IX Guidance.

13 The EPA Region IX human health risk assessors
14 asked us to perform a residential screening for the
15 RI, in which is we took our maximum concentrations
16 for each constituent, and compared it to the PRG
17 for that constituent for residential use. This
18 resulted in an ultraconservative residential
19 screening level for all the sites, and we had
20 presented those results in the RI itself.

21 Then we also looked at the use of the
22 Presidio water source for workers showering and
23 what effects this water, when they take their
24 showers, might have on their health. And we also
25 looked at the MPSS, revised Crissy Field wetland

23

1 area, and how we had to readjust our human health
2 risk assessment to reflect the changes.

3 And what has eaten up a lot of our time, and
4 required a lot of effort in the past year, is
5 reevaluating the Eco Risk, and that's due to the
6 input from the BTAG group. We've had to look at,
7 do an extensive literature review of all the
8 relevant journals, and to develop toxicity
9 benchmark values, bioaccumulation factors and
10 bioconcentration factors. And these numbers were
11 used in the development of the ecological PRGs.
12 And along with this, we actually had to develop
13 TBVs Lows, and TBVs Highs based on NOAELs and
14 LOAELs. And this was suggested by the regulatory
15 agencies and with accordance with what the BTAG
16 recommended to us. And this has resulted in the
17 TBVs, making our assessment very conservative. And
18 we'll have a range of high and low values based on
19 the TBVs. And included with that, we had to
20 evaluate the dermal pathway for all the different
21 receptors at the sites, and that was also included
22 in our ecological evaluating, and the dietary
23 pathway for all the receptors at each site.

24 We also looked at using water quality and
25 sediment quality criteria to evaluate toxicity for

24

1 the aquatic life for Crissy Field wetlands and El
2 Polin Springs, and any of the sites where we would
3 have surface water. And we also had to reaccess
4 the planned Crissy Field wetland area, due to the
5 revised plan from the National Park Service, then
6 we summarized all the results of these risks in a
7 number of figures. In addition to the tables, we
8 have bar graphs for each site showing the different
9 receptors and their risks. Those are the major
10 changes that we had.

11 We've also had to include a number of posting
12 maps, which increased the number of figures in the
13 report. Now we have three volumes of figures
14 instead of one volume of figures that we had in the
15 last RI. We also had the discussion of the
16 FPALDAR, all the sites there that are undergoing
17 the fuel distribution system, removal action.
18 We've incorporated some of the groundwater
19 sampling, the quarterly monitoring results for
20 Montgomery/Watson. And we've also discussed the
21 Marine Ecological Sampling and Analysis Program for
22 the RI sites along the bay. And the final thing,
23 the Executive Summary was made more complete to
24 help you summarize the RI without having to read
25 the entire thing.

25

1 FACILITATOR KERN: Thank you. Are
 2 there any questions regarding this?
 3 I have a comment. I'll put on my community-
 4 member hat. Barbara, it sounds like, from the way
 5 you phrase things, you use the words, "We had to do
 6 this." It sort of sounds like you feel like,
 7 maybe, some of that was not justified.
 8 MS. COUGHLIN: Well, there's been an
 9 excessive -- this is my view -- amount of haggling
 10 going on, back and forth, since the introduction of
 11 BTAG to this process. It slowed down, in my
 12 opinion. But I can't speak for the Army.
 13 FACILITATOR KERN: Other comments or
 14 questions?
 15 BOARDMEMBER CHEEVER: Dietary
 16 ingestion, does that mean accumulation in the food
 17 chain?
 18 MS. COUGHLIN: Right. Dietary
 19 ingestion is eating of the prey. We also have soil
 20 ingestion which is just eating the dirt that comes
 21 along with the prey. And I think there were 12
 22 chemicals that actually bioaccumulate, and we've
 23 included the bioaccumulation and bioconcentration
 24 factors. So if a bird eats a worm that's been
 25 eating soil with lead in it, the bird is going to

27

1 Summary, which is, indeed, especially at the
 2 beginning, much easier to understand to a
 3 generalist, nonscientist. So I urge all my
 4 colleagues, who like me, are generalists, to read
 5 it if you like, and perhaps use it as a basis for
 6 requesting any further sections that you want. But
 7 I do think it's a very good basis for our next big
 8 job, which is looking at the FS. To do that well,
 9 you might have to have a good idea in your mind of
 10 what the revised RI contains.
 11 BOARDMEMBER REINHARD: I'm just
 12 looking at the Executive Summary for the first
 13 time, and I noticed you included a section on the
 14 Golden Gate Bridge and the Transportation District,
 15 which I think it quite properly says, it's not
 16 going to be included in the Feasibility Study,
 17 because it's being handled by the Bridge District.
 18 But then, when I took just a quick glance at the
 19 description of these areas in that district, my
 20 question is, are the activities that are associated
 21 with some of the investigation, like the fuel leak
 22 solvents and pesticides and grounds keeping, and
 23 these other sampling efforts, were they
 24 attributable to activity of the Army or activity of
 25 the Bridge District?

26

1 get whatever lead accumulated in the worm.
 2 BOARDMEMBER CHEEVER: Another
 3 question I have is, do you know offhand, in which
 4 section of the RI most of these changes could be
 5 read about?
 6 MS. COUGHLIN: All the risk
 7 assessment is in Chapter 15. I don't think there's
 8 a section that summarizes all the changes. I think
 9 they've just been incorporated into the document.
 10 BOARDMEMBER CHEEVER: For instance, I
 11 personally have parts of the document that I have
 12 requested, including the Executive Summary. And
 13 some of them I just got tonight, so I haven't seen
 14 them. But if I really wanted to know what the new
 15 PRGs or TVBs are, I guess I have to ask for Chapter
 16 15; is that what you're saying?
 17 MS. COUGHLIN: You would have to
 18 compare the two versions, like for the risk
 19 assessment. For the ambient concentrations in the
 20 table itself, the numbers that have been changed
 21 are in bold face.
 22 BOARDMEMBER CHEEVER: The last thing
 23 I wanted to say is a comment. Which is, at the
 24 request of a couple of us, the Army, which is
 25 appreciated, has made copies of the Executive

28

1 BOARDMEMBER BUCK: The Bridge
 2 District.
 3 BOARDMEMBER REINHARD: So all of
 4 these detections, operations area, grounds keeping,
 5 those are Bridge District activities?
 6 BOARDMEMBER BUCK: Right.
 7 FACILITATOR KERN: I would like to
 8 ask how many people have had a chance to actually
 9 look at the new RI, or have read any part of it? I
 10 have actually been able to look at it in some
 11 depth, and there is quite a bit of very interesting
 12 information throughout, in every single Chapter
 13 there's new stuff. It's very evident in there. I
 14 know Mark and I have full copy, and we would
 15 strongly encourage people either to ask us to see
 16 it -- I don't know what has been done as far as
 17 getting additional copies, if they're coming, or if
 18 anybody is requesting it, but there's a lot of new
 19 information in that document.
 20 BOARDMEMBER HOOPER: There should be
 21 copies at the Main Library and the BRAC office, as
 22 well.
 23 BOARDMEMBER BUCK: I'm getting 15
 24 additional copies made. They should be available
 25 mid-next week.

29

1 FACILITATOR KERN: Thank you, John.
2 Any other comments or questions on this item? Next
3 item is the Feasibility Study.

4 BOARDMEMBER BUCK: Thomas, again, is
5 going to assist with my slides.

6 In the FS process -- standing for Feasibility
7 Study -- one of the key elements is looking at the
8 sites investigated in the RI and determining what
9 to do with them. And there are basically three
10 evaluations that you go through. We went through
11 an ecological risk assessment, we went through a
12 human health risk assessment. And one thing you do
13 when you're doing a Feasibility Study, you don't
14 look so much at the RI, you look at ARARs. Brian
15 mentioned them during the public meeting. They're
16 applicable or relevant and appropriate requirements
17 to determine which sites you need to look at
18 further.

19 What we have here tonight, is to go through
20 how we looked at the results of the RI and
21 determine how we're proposing to determine what we
22 do with the sites as far as their evaluation in the
23 FS. And I went through this discussion this
24 morning with the Remedial Project Managers
25 meeting. I'm going to start out with the

31

1 evaluation in the RI. And our basis for making
2 that determination is as follows. We look at the
3 site. In most cases here, it was immediately
4 adjacent to a building structure. Frequently, it
5 was along the foundation line, no areas where we
6 thought were suitable for habitat. The one
7 exception to that was the El Polin area. The
8 reason we had that in here as not suitable habitat
9 is because of its very small size. The El Polin
10 Spring is probably a five by five area, very
11 small. All that flows almost in a dripping pattern
12 throughout the year. The overflow from that is
13 seasonal as far as creating suitable habitat.

14 The comments we received during the Project
15 Managers meeting this morning revolved around --
16 well, our definition of habitat, or suitable
17 habitat, is probably different than yours, which
18 undoubtedly, it was. There were several ideas
19 thrown out. One, we should maybe determine, better
20 determine, what our definition of habitat was. Is
21 it based on size? What other factors? Proximity
22 to humans. Anticipated, highly disturbed areas
23 from human activity. Close proximity to
24 buildings. I still think that's a valid cut-off
25 point for sites. Granted, this is going to be a

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1 ecological risk assessment, because I think that
2 drew the most comments during that discussion this
3 morning. And I think everybody has these handouts,
4 if I'm not mistaken.

5 Starting from an ecological standpoint, we
6 evaluated the sites from the standpoint of, "Is
7 there habitat available?" We thought that was the
8 most basic building block to determine whether it
9 warranted to actually go through and evaluate a
10 site from an ecological standpoint. And I must
11 say, at this morning's meeting, this was probably
12 the most contentious area of our discussion.

13 Turn to the second page. The second page
14 shows sites which didn't show elevated risk for
15 either the BTAG, real conservative evaluation, or
16 the Army's evaluation for ecological risk. So
17 those five sites could be ruled out for further
18 evaluation based upon, again, ecological risk. Any
19 of these sites could be kicked back in for another
20 reason, human health or ARARs. But from the
21 standpoint of ecological risk, these sites could be
22 kicked out.

23 The page after that where we say, "lack of
24 habitat," were eight sites that we thought did not
25 have sufficient habitat that would warrant further

32

1 national recreation area, but in reality, it's a
2 city within a city. It's not Yosemite. It's very
3 analogous to many of our neighborhoods out beyond
4 the perimeter of the Presidio. It turns out, in
5 almost all cases here, that these sites would have
6 fallen out even if we had gone through the
7 algorithm we proposed for screening sites out from
8 the standpoint of receptors. The exception being,
9 El Polin Spring. That would be, I believe,
10 retained for the analysis.

11 Also, as you see, that habitat available, we
12 had categories of, "no," "maybe," "yes." The
13 "maybes" are where the habitat is questionable,
14 due again, looking at the reuse proposed by the
15 Park Service in the General Management Plan.

16 So because of the questionable nature of
17 those sites that we listed as "maybe," to kick it
18 in, we would have to have a little more rigid
19 criteria as far as actual projected or calculated
20 risks than the site that definitely is a habitat.
21 Again, after evaluating the site that we had in a
22 "maybe" category, if we had pushed them through,
23 assuming they would be "yes," I think in every
24 case, those "maybes" would have fallen out again by
25 our criteria that we established down the

33

1 right-hand side of this slide.

2 Let me take you through that slide, just
3 to give a rationale. Again, we say if it was a
4 "no," we would stop, not further evaluate it. If
5 it was a "maybe," it could go through, going down
6 the left-hand side of those diamonds there. Again,
7 we talked about these HQ Lows and HQ Highs. The HQ
8 Highs were established by the BTAG group that we
9 talked about before. They assisted us in the DEH
10 area. They're made up of a lot of regulatory
11 agency ecological risk assessors. The numbers they
12 provided us were extremely conservative, and they
13 resulted in a higher HQ than the values that the
14 Army thought was appropriate. So the BTAG numbers
15 are what we call HQ Highs, the Army's numbers are
16 what we call the HQ Lows.

17 So you could go through that algorithm there,
18 evaluate each "maybe" site, if it passed the
19 criteria it would be kicked to the left and say,
20 "yes," and would be considered in the FS. "No,"
21 you would go down to the next diamond until you get
22 to the bottom. For the sites where there's no
23 question that there's actual habitat, you'd go down
24 the right-hand side, follow that algorithm. The
25 thought process is, we would look at the HQ High

34

1 for three different categories and the HQ Low for
2 three different categories, for greater than 1, and
3 for greater than 10, and look to see if the HQ was
4 greater than 10, or if the HQ was greater than
5 100. If you have an HQ greater than 100, you're
6 more certain that there's the possibility of
7 ecological risk than exceeding HQ 1, particularly
8 since these numbers are extremely conservative.
9 And this is a general scheme that, I must say, no
10 two ecological risk assessments are the same, but
11 if anything is more frequently seen than others,
12 it's a rating scheme similar to this.

13 So would you look at the first bullet, or the
14 first diamond on the top, is what we call the HQ
15 High, and again, that's the extremely conservative
16 BTAG numbers. If every applicable receptor
17 exceeded 1 it would go to the right, say, "yes,"
18 and into the FS. If, "no," you would look at the
19 HQ Low, greater than 1, for that particular site.
20 And if three or more of the applicable receptors
21 for that site were over, it would again be kicked
22 into the FS, if not, you would go down the chain
23 until you get to the bottom. It's a logical
24 sequence. It uses the weight of evidence to factor
25 in all the receptors and all the information that

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1 has been developed in the ecological risk
2 assessment to evaluate a site.

3 BOARDMEMBER REINHARD: What does P&SF
4 mean?

5 BOARDMEMBER BUCK: Plants and soil
6 format.

7 Again, the first table after this algorithm,
8 if you look at your chart, are a list of sites
9 which showed no ecological risk evaluated greater
10 than 1 for either HQ Lows or HQ Highs. Not many
11 sites were kicked out under that scenario. Again,
12 where we still have a debate as to the lack of
13 habitat, we're considering -- our discussions this
14 morning may change this, based upon those
15 discussions. Again, I think it's extremely valid
16 that there are sites out here that just don't have
17 habitat. They're paved, they're close to a
18 building, so forth. But, in any event, we are
19 going to relook at that based on our discussions
20 this morning.

21 You'll notice some of these sites have
22 asterisks next to them. As I mentioned before,
23 just because a site gets kicked out from an
24 ecological standpoint, it could still be getting
25 evaluated from a standpoint of human health, or it

36

1 might be from ARAR's standpoint. And on a lack of
2 habitat, you'll notice 680 and 1151/53, you'll
3 recall those are the two PCB/EE/CA sites that we're
4 going to be doing removal action on.

5 The next two pages list the sites that get
6 pushed out of the ecological risk assessment based
7 upon, again, this criteria that we have listed up
8 there. The next page shows the remaining sites
9 that would have been screened out due to habitat.
10 Again, we have several sites in here that will be
11 evaluated regardless of the ecological risk, again,
12 indicated with the asterisks. The last page in the
13 ecological section, are the sites that are retained
14 in, based upon the ecological risks, because they
15 exceeded one of the criteria established in that
16 first algorithm on the first page of our
17 presentation.

18 So that's a look at the ecological risk.
19 This slide is looking at the human health. As
20 Barbara mentioned, what we have done in the RI
21 Report is what we call a PRG ratio screening, based
22 on some recommendations that the EPA made. So we
23 evaluated each site under a very conservative
24 residential use. Again, if nothing exceeded either
25 the carcinogenic risk, or the hazard index did not

1 exceed 10 to the minus 6, or 1, it would be kicked
2 out and not evaluated further in the FS. If there
3 was a "yes," you'd go to the right, that next
4 diamond, where we then evaluated the site based on
5 the projected future use. Primarily, at most sites
6 it's either a recreational or some type of
7 institutional use. If it exceeded either 1 in the
8 hazard index, or 10 to the minus 6, it was pushed
9 into the FS for evaluation, again, under the human
10 health. If it was "no," you're going to have a
11 variety of sites -- and we'll go through these
12 after we get through this slide -- that don't show
13 risk from a recreational standpoint, and will be in
14 the FS strictly from the standpoint of recognizing
15 that there will be some kind of institutional
16 knowledge that these sites are fine and dandy for
17 their future and intended use, but that the
18 residential use would not be appropriate there.
19 Again, it's following a General Management Plan.
20 This slide shows you the sites that didn't
21 exceed, or that were below what we call the
22 residential PRG ratio screening. So these would
23 not be sites evaluated based upon human health
24 again in the FS report.
25 These are sites -- we call them deed

1 restrictions. It's not appropriate for a federal
2 facility to have -- for them to have deed
3 restrictions, because you're not transferring the
4 deed. The federal government is going to retain
5 that, so it's going to be called land use
6 restrictions. These are sites that, again, show no
7 risk from the intended future use. They won't
8 require action from a human health standpoint, but
9 there will have to be some mechanism to note that
10 they're not appropriate for residential use.
11 There's a continuation of that previous slide
12 showing some more sites that fall into that
13 category.
14 And these are sites that exceed the
15 recreational use and would be evaluated in the FS.
16 Again, you'll notice several of those sites already
17 have asterisks next to them based upon the fact
18 that we're going to be doing EE/CAs on those. And
19 there are several sites that have to be evaluated
20 because of the lead values, so these are sites that
21 will get kicked into the FS from that perspective.
22 Last, we have a table here. We're going to
23 be looking at this from a standpoint of ARARs, the
24 fill site areas and landfills, to determine
25 evaluation based upon closure requirements and so

1 forth, to see if anything would be required. They
2 would go through the FS process. Whether, in fact,
3 they need remedial action will be determined, but
4 they have to be evaluated in the FS. And there are
5 some groundwater sites along Crissy Field that fall
6 into that category, also.
7 That sort of concludes the formal
8 presentation aspect of my discussion on the FS. At
9 this point, I'd like to answer any questions you
10 might have.
11 BOARDMEMBER REINHARD: Going back to
12 the first decision diagram, in the right-hand
13 center diamond that you were discussing, and you
14 clarified that this term P&SF mean plants and so
15 forth, how would plants be evaluated for ecological
16 risk? According to the diamond, there are no
17 diamonds that evaluate the risk to plants for
18 ecological risk. I mean, HQ, I don't know if
19 that's a term that applies to plants at all
20 exactly, but it doesn't seem like that's a part of
21 the flow chart.
22 BOARDMEMBER BUCK: The reason we
23 looked at plants a little differently is because of
24 the uncertainty associated with that. Again, we're
25 looking at the weight of evidence found during the

1 RI process in our ecological risk assessment. And
2 certainty associated with that data, in our view,
3 doesn't warrant sites being kicked into the FS
4 strictly from a standpoint of plants exceeding a
5 value of 1 or 10 or 100. There needs to be other
6 receptors out there that would also trigger that
7 response.
8 BOARDMEMBER REINHARD: So in other
9 words, you're saying there could be another diamond
10 in here that says, "Are plants the only receptor?"
11 And if the answer is, yes, then it's kicked out.
12 BOARDMEMBER BUCK: The exception to
13 that is if it exceeds -- yes, that's basically it.
14 BOARDMEMBER REINHARD: If plants are
15 the only receptor they're not evaluated for further
16 ecological risk?
17 BOARDMEMBER BUCK: I'm not sure on
18 the HQ higher than 100, whether that -- we
19 determine, I don't know if we had a case where it
20 was just plants. It hasn't come up. If that was
21 the case, plants could have kicked it in.
22 BOARDMEMBER REINHARD: Well, that
23 seems odd to me. And then going through your
24 description of some of the areas that were
25 screened, Building 937 does not appear, as far as

41

1 ecological risk -- is Building 937, either screened
2 in or out, based on ecological risk? The only
3 place that I see it mentioned exactly, I guess, is
the last page about ARARs.

BOARDMEMBER BUCK: Well, we have the
6 900s area.

BOARDMEMBER REINHARD: And then you
8 have other 900 areas, buildings separately.

MS. COUGHLIN: In the ecological risk
10 all the 900 Buildings are together in the human
11 health. The different buildings are considered
12 differently because they were used for different
13 activity. The future use would be different
14 scenarios.

BOARDMEMBER ULLENSVANG: Did you
16 eliminate certain metals after evaluated sites,
17 such that, the copper in the 950, 973 and 974
18 areas, and say there was only one exceeding
19 ambients at 949, and so you didn't include copper
20 in the 950 evaluation?

BOARDMEMBER BUCK: Like I say, the
22 900s area, from the screening for ecological risk,
23 was different than human health.

BOARDMEMBER ULLENSVANG: But you
25 eliminated COPC prior to the assessment, such by

42

1 breaking it apart, you eliminated it.

BOARDMEMBER BUCK: I don't think so,
3 not for eco.

BOARDMEMBER ULLENSVANG: So COPCs
5 were different?

BOARDMEMBER BUCK: There was very
7 little screening out of ecological COPCs.

MS. COUGHLIN: For the ecological
9 part, the COPC in ecological risk. For human
10 health, like I said, we have the different
11 buildings, and the COPCs at 950, they are not
12 necessarily the same COPCs as 949 and 950. We may
13 have, because of the frequency of detections,
14 whereas, the 949, it may not have been screened
15 off.

BOARDMEMBER ULLENSVANG: Shouldn't
17 those buildings, if they're separated by about 15
18 feet, or maybe 20 feet, have some consideration at
19 what might be present at one building when looking
20 at the other building?

BOARDMEMBER BUCK: From an ecological
22 standpoint?

BOARDMEMBER ULLENSVANG: From any
24 point of view. If they are going to have the same
25 sort of human use, and we have similar ecological

43

1 concerns.

BOARDMEMBER BUCK: I don't know. I
3 think you have to look at them differently from
4 human health versus ecological, for very good
5 reasons. And that's why you have a different
6 screening processes. Ecological receptors, you
7 have their area use factors, and they are not
8 confined to one location, and it's just more
9 appropriate to handle them in a different fashion.

BOARDMEMBER REINHARD: Can I just
11 finish my question about the plants? At the RPM
12 meeting, or at other meetings of the BCT, or the
13 regulators, has this question about screening for
14 plants come up at all, as far as this kind of flow
15 chart, where screening is concerned, was that also
16 a topic of discussion?

BOARDMEMBER WORK: The first time I
18 saw this flow chart was at this morning's meeting,
19 and we did not discuss the question you raised
20 about plants, and I'm glad you raised it.

FACILITATOR KERN: I have never seen
22 any chart where the HQs of 100 or 10, anything
other than 1 was talked about.

BOARDMEMBER REINHARD: Well, my last
25 question is, if I can repeat what I think you're

44

1 explaining, and what you were saying. According to
2 you, the way plants would get in here, is in this
3 last diamond. That if HQ Low is greater than 100
4 for plants, then -- of course, there's no example
5 of that, according to your investigation at the
6 Presidio -- the flow chart would say to consider it
7 in the Feasibility Study. So can you describe in
8 more layman's terms, what it means for the HQ of
9 100 to be exceeded? Does that mean -- that's a
10 pretty unconservative number, isn't it, for
11 plants? I mean, for example, DEH tonight, we just
12 had a risk assessment that was based on protection
13 of plants, and there's a value, for example,
14 selected for lead there. Would you say that the
15 value selected at the DEH parcel corresponds to an
16 HQ exceeding 100, or an HQ exceeding a different
17 amount?

BOARDMEMBER BUCK: I think the
19 process involved for selecting the site or the
20 plants in the DEH area, we did sort of a little
21 different process, in that, we did some Monte Carlo
22 simulation there that we haven't done. I mean, it
23 would be too intense of an effort to do it for each
24 particular site here.

BOARDMEMBER REINHARD: I'm just

45

1 trying to get a feel for consistency. I mean, is a
2 plant at DEH more important or more worthwhile than
3 a plant located 100 yards away? I'm trying to get
4 a sense of, like I say, a scale, or correspondence
5 of these levels. The only place on the chart where
6 plants are protected are at a level of HQ Low
7 exceeding 100. In other words, that's the only
8 place the diagram would say that plants are a
9 worthwhile ecological risk protection. How does
10 that compare?

11 BOARDMEMBER BUCK: I guess, how I
12 would answer you is, that if the only thing, in my
13 view, the only receptor that was endangered in the
14 DEH area was plants, that was the only reason to
15 take action out there. I know, from my
16 perspective, I would have fought that much more
17 rigorously than the knowledge that there were other
18 receptors out there where there was elevated risk
19 indicated.

20 BOARDMEMBER REINHARD: As it turns
21 out, the level for at least one constituent, one of
22 the chemicals at DEH, in the proposal anyway, the
23 concentration level for cleanup is exactly the
24 same, using lead as an example. And so, like I
25 say, my question is one of comparison, consistency

46

1 of clean-up effort. And I'm not trying to make a
2 comment now, but when I hear the explanation about
3 the flow chart, these are the questions that leap
4 up to mind immediately for further explanation.

5 BOARDMEMBER WALTERS: I'm kind of
6 confused right now because of how you're defining
7 the term, "habitat." It's really unclear to me
8 where you get this sort of very narrow view of the
9 word "habitat." As far as I know, El Polin Spring
10 is a watershed area, and I would consider that to
11 be a habitat.

12 BOARDMEMBER BUCK: El Polin Spring is
13 about five feet by five feet. Every time I've been
14 out here, that's the size of El Polin Spring. The
15 quantity of water of the surface area involved,
16 it's very small.

17 FACILITATOR KERN: Have you been out
18 this past week?

19 BOARDMEMBER BUCK: I've been out
20 there when there wasn't even a trickle. I've been
21 out here for eight years.

22 FACILITATOR KERN: It's flowing
23 pretty good right now.

24 BOARDMEMBER BUCK: Yes, it's a
25 seasonal situation.

47

1 BOARDMEMBER ULLENSVANG: I believe,
2 for most years, except for extremely dry years, it
3 does flow all year.

4 BOARDMEMBER BUCK: Again, but what is
5 the size of that?

6 BOARDMEMBER ULLENSVANG: I think one
7 of the points is that it is one of the few water
8 bodies in that immediate area, so that there is a
9 concentration.

10 BOARDMEMBER BUCK: I have to
11 clarify. We looked at a variety of receptors
12 there, including birds using it as a watering hole,
13 so to speak, mammals. The only receptors that
14 really were affected by it were the possibility of
15 aquatic insects, aquatic plants and amphibians. We
16 never observed amphibians in that location.

17 BOARDMEMBER ULLENSVANG: It might
18 help to clarify the definition of habitat. If you
19 have ecological receptors using an area, it seems
20 to many that would classify it as a habitat by
21 default.

22 BOARDMEMBER BUCK: It was based on
23 our discussion this morning, it was very clear that
24 we didn't do a good job in defining, in our minds,
25 what habitat was. Again, one of those criteria

48

1 that we used was sufficient size to warrant being
2 considered a viable habitat for significant
3 population. To availability of habitat, for
4 instance, along or proximity to buildings, presence
5 of human disturbance that would make it unlikely
6 that you would actually have -- actually, Michael
7 came up with a term. Maybe, what we should have
8 attempted to do was label things as quality of
9 habitat. Low quality, medium quality or high
10 quality, something in that fashion.

11 In other words, granted, there be could a
12 parking lot, and cracks in a parking lot, and trees
13 and vegetation grows out, that could be defined as
14 a habitat, but probably you would define that as a
15 low habitat. There might be another area where
16 there's a transition zone between a lot of plants
17 or a lot of buildings, and pavement transitioning
18 into an open space, that might be a medium area
19 where it's all open space. Heavily vegetated,
20 which would be determined as a high quality -- for
21 lack of a better term -- habitat.

22 So it was obvious from the comments we
23 received, that we have to put some more thought
24 into our description, one. And two, whether even
25 to include it in, or just go through the analysis

49

1 regardless of the presence of habitat. So we have
2 to look at that issue.

3 BOARDMEMBER GERMMIL: I don't
4 understand then why, in using a habitat, that you
5 don't go back and look at how biologists commonly
6 defined it? You don't seem to have done that here
7 at all, and why?

8 BOARDMEMBER BUCK: I don't
9 understand. I don't think it's, by any stretch of
10 the imagination, that along a building that is
11 occupied by a lot of human occupation, a lot of
12 disturbance, it's very unlikely to be a suitable
13 area for a lot of receptors, anymore than your
14 house would be, or your yard. You frequently, in
15 many areas, you wouldn't evaluate that from an
16 ecological standpoint. Again, we have the same
17 situation here, it's a park, but it's really a city
18 within a city. So that was the rationale we took
19 for a lot of the buildings. El Polin Spring
20 probably being the only one that we thought was not
21 appropriate, just from the standpoint of its small
22 size, and that was the rationale we used.

23 BOARDMEMBER HOOPER: John, as I
24 recall, you said your primary method of assessing
25 receptors was for observation. Did you scratch any

50

1 soil surface to check for earthworms? I mean, the
2 robin is a primary receptor.

3 BOARDMEMBER BUCK: Again, I guess
4 that's a good example. What's the likelihood of
5 robins foraging around the base of a building when
6 there's a lot of human occupation, when there's
7 much more appropriate locations at other parts of
8 the Presidio? So I think there are really valid
9 reasons to consider as to why some of these areas
10 are not suitable habitat for further evaluation.

11 BOARDMEMBER WALTERS: Perhaps you
12 could consult the National Park Service about what
13 a habitat is. You have incredible resources here
14 on the Presidio National Park. Yes, it is an urban
15 park, I agree with you, but it's still has a
16 tremendous amount of amazing acreage of plants and
17 wildlife. How about if the Army works together
18 with the Park Service and their expertise?

19 BOARDMEMBER BUCK: Well, we already
20 have, depending on the Park Service, every square
21 inch of this park is suitable habitat. So I know
22 where the Park Service is coming from.

23 BOARDMEMBER REINHARD: I would just
24 like to point out that this is a very important
25 example of what I was describing earlier this

51

1 evening. Who decides the remedy? If there's a
2 tremendous difference between the Army and the Park
3 Service as to whether some things should be
4 included at all in the Feasibility Study, whether
5 it is or is not a habitat, and if it is going to be
6 cleaned up, what is the scope of the remedy? It
7 makes a very big difference whether the Park
8 Service decides the answer or the Army decides the
9 answer.

10 FACILITATOR KERN: I had a comment
11 about the chart. One of the things that we've
12 heard tonight is that the process went on for a
13 year, and the public was invited to attend the
14 various meetings and participate, and kind of help
15 come up with the answer, almost. And this chart,
16 we've just sort of seen it, and I've never seen
17 anything like these 100s and 10. I mean, it's
18 almost as if you didn't like the number and so you
19 created a system to get back to where you wanted to
20 be before you did the work.

21 BOARDMEMBER BUCK: I don't agree with
22 that, whatsoever. You'll frequently see, in
23 biological risk assessments, a look at hazard
24 quotients from 1 to 100. In many sites they don't
25 evaluate any receptors that have hazard quotients

52

1 under 100. I think this is actually pretty
2 conservative. We haven't had this around for a
3 year -- I don't know what the reference to a year
4 was. We're in the process of working very hard on
5 the Feasibility Study right now, so we just
6 generated this recently, it hasn't been around for
7 a year.

8 FACILITATOR KERN: I guess my
9 reference to a year, was the process of the
10 ecological risk assessment. And so it seems to me
11 that this part of it would have come up.

12 BOARDMEMBER BUCK: This is risk
13 management as opposed to risk assessment.

14 BOARDMEMBER WILKINS: This is
15 management, so this is decision as to management.
16 That's two different things.

17 FACILITATOR KERN: Well, again, I'm
18 speaking as a community member, and I'm
19 facilitating myself, if I can do that. But the
20 public and community acceptance is part of that
21 risk management team, in my opinion, and so I think
22 you might have gotten some comments along the way
23 had this been what you were thinking. I don't know
24 where along the line this kind of came up, but it's
25 a little bit of a surprise to me.

53

1 BOARDMEMBER REINHARD: Well, there
2 was an earlier Feasibility Study draft, and the
3 draft Feasibility Study from February 1996. In
4 that Feasibility Study draft, wasn't the ecological
5 cutoff point HQ 10, if I remember correctly? It
6 wasn't divided out like this, it was just HQ 10,
7 period.

8 BOARDMEMBER BUCK: We did a different
9 approach here. We did almost a double ecological
10 risk assessment in this evaluation. We have HQ
11 Lows and HQ Highs, which also would inject another
12 level complication into the process, that's why we
13 needed to come up with a new approach.

14 BOARDMEMBER REINHARD: Well, I was
15 just commenting for reference. Maybe that's
16 something you want to look at for the draft to
17 compare.

18 BOARDMEMBER JEHOKEK: First of all,
19 at the beginning of the presentation it appears
20 that there's been a kind of a drop in the level of
21 communication, and just assessing the impact that
22 news or this information is going to have, and
23 also, the audience it's intended for. So, for
24 example, the overall presentation was kind of based
25 on the assessment, this is what took so long, like

55

1 in the FS, so it is just the further refinement of
2 the sites that we screened out. And, as I said
3 before, even without this habitat evaluation, we
4 don't have the "no" sites and the "maybe" sites.
5 The vast majority of those sites would actually
6 screen or fall out of the need to be in the FS,
7 based strictly on the receptor criteria. We're
8 going to have some more discussion with the project
9 managers about this, but I think this is a good
10 approach. I think it is actually conservative and
11 appropriate for the many sites that we do have at
12 the Presidio.

13 BOARDMEMBER YOUNGKIN: To get a
14 little bit more detail on the first diagram, can
15 you tell us how many sites passed that first
16 screening level?

17 BOARDMEMBER BUCK: HQ High, the one
18 of the right-hand side?

19 BOARDMEMBER YOUNGKIN: Right.

20 BOARDMEMBER BUCK: I don't have a
21 breakout of where the sites come. I can develop
22 that for you. I don't have that with me right now,
23 but I could do that.

24 BOARDMEMBER YOUNGKIN: Okay, thank
25 you.

54

1 in accounting for time, versus that the audience
2 here is looking for the quality of something, not
3 the length of time or what it took to get there.
4 A new chart, this wasn't introduced as a new
5 chart. Had they said, look we've come up with a
6 new method, here's a method we're going to use,
7 again, an inclusion and an intention to communicate
8 to the audience, such as the RAB, is what's
9 missing. Even if it is justifiable, there's not
10 been an accounting that this is new and this is a
11 change.

12 BOARDMEMBER CHEEVER: I would just
13 appreciate a clarification on how fluid the FS is
14 right now. I believe it is supposed to be complete
15 very soon, and yet, I get the feeling, from what
16 you're saying, that you may be making some fairly
17 significant revisions on the basis of your meeting
18 this morning. Am I right in thinking that it is
19 still fairly fluid?

20 BOARDMEMBER BUCK: Well, I think
21 pretty much the human health and the ARARs -- we
22 have a pretty good handle on the sites. We need to
23 evaluate the ecological, I'd say, is the biggest
24 thing we're still nailing down. And again, there
25 are sites that are obviously listed for evaluation

56

1 BOARDMEMBER GERMMIL: I have a
2 question about process. My question is that,
3 having sat on this Board for about a year, and
4 having been introduced to the idea of El Polin
5 Spring, and then out on a couple of field trips and
6 having information, it was my assumption, I
7 thought, that when we all sat together and listened
8 to that information, that it was actually going to
9 affect the outcome. It was going to affect what
10 people were going to do. So I am very surprised,
11 sitting here, I'm surprised that it looks like a
12 decision was made and, in essence, ignores two
13 things.

14 It seems that the decision ignores the
15 knowledge base that was built, that we seem to
16 share in common, and also, ignores the community
17 board's role to listen and to advise. This is very
18 disappointing. I thought that's what we were here
19 to do.

20 And so, I, as a researcher of my own, I
21 thought that was a very careful job done. I
22 thought there was discovery that was done there.
23 So I am truly surprised that there should be a
24 decision made that it should be screened out, for
25 both of those reasons. And, I think, here at the

57

1 Board, I think, what people are saying, is it
2 defies our sensibilities. Our sensibilities say,
3 no, no. That a definition, which is exclusive of
4 a life that's there, doesn't seem to work, it
5 doesn't make common sense. So that's a statement,
6 I guess, I'm saying. I think that the community
7 board should be listened to. I think this is very
8 important. Both, for having all these people come
9 together on a regular basis, and informing
10 themselves to help the Army through this process.
11 It's a statement.

12 FACILITATOR KERN: It has been
13 suggested that this might a reasonable point for a
14 short break.

15 (Break taken)

16 FACILITATOR KERN: We left off in the
17 discussion about screening. I think one way that
18 I'm beginning to get a little bit more of a clue of
19 what has been presented, it's a risk management
20 tool, and so perhaps those of us in the community
21 and various committees and things, will be able to
22 get together and perhaps present an alternative to
23 this risk management tool for comment by the Army.
24 That's one of the things I heard at the break.
25 Other comments?

59

1 comment period.

2 BOARDMEMBER HOOPER: I want to
3 support that, too.

4 BOARDMEMBER STONER: I also want to
5 know at this point, before that Feasibility Study
6 is issued, how there's the potential for us to make
7 suggestions based on what we hear tonight, and not
8 wait for the March, whatever, release?

9 FACILITATOR KERN: Is there a
10 mechanism that would be acceptable, based on what
11 we've heard tonight, to get comments to you in some
12 appropriate fashion that you might integrate into
13 your final Feasibility Study?

14 BOARDMEMBER WILKINS: Yes. I think
15 it's quite appropriate. If you have any comments
16 about the handout that John has distributed here,
17 by all means, you can send them to my office.
18 Everybody knows where I'm at, and how to find me.
19 Send them to my office and I'll make sure that John
20 gets them so he can evaluate those and take them
21 into consideration as we move towards production of
22 the draft FS.

23 FACILITATOR KERN: Other thoughts or
24 comments on this topic tonight?

25 BOARDMEMBER REINHARD: At the last

58

1 BOARDMEMBER BUCK: One thing I want
2 to clarify. In this morning's meeting, we agreed
3 to have further discussions with the BCT and
4 biological risk assessors with the question on El
5 Polin Spring and its habitat. And if that didn't
6 come across, I apologize. You hit another point.
7 This is a risk management tool. The risk
8 assessment has been done. This basically then
9 filters that data, so to speak, and give you a way
10 of evaluating the stuff that you have and
11 determining what's the most appropriate course in
12 the future.

13 BOARDMEMBER REINHARD: Well, at the
14 last Board meeting, we had a discussion about the
15 appropriate time that could be allotted for comment
16 period on the Feasibility Study. If everyone
17 remembers, there was the unanimous consensus of
18 anyone that spoke on the topic from the community,
19 that a longer than 30-day period was appropriate.
20 I think the discussion tonight only underlines that
21 again. Since the last RAB meeting, I have also
22 sent in a written request for a longer period, and
23 I just look to other people on the Board to also
24 say again, once the Feasibility Study is published,
25 there should be a longer than the 30-day public

60

1 meeting, you said that EPA had committed to a
2 30-day review period, itself. And there's been all
3 this discussion tonight about things that are
4 questions for everybody. Do you think the EPA, if
5 the FS was released on the current schedule, it
6 could still meet the 30-day period to comment?

7 BOARDMEMBER WORK: I would certainly
8 try to meet that 30-day period.

9 BOARDMEMBER BLOOM: Are you saying
10 that EPA's position is it wants a statement within
11 the 30 days after?

12 BOARDMEMBER WORK: Yes. I can only
13 speak for EPA. I'm not speaking for anybody else.

14 FACILITATOR KERN: I have a comment
15 regarding the eco screening process sites that are
16 supposed to be screened out for the receptor
17 criteria. I took a hike around the Presidio
18 photographing things, various sites. And one thing
19 that pops out here on this page is Landfill 4. It
20 was really kind of an interesting hike. You get
21 the sense at the various landfills that -- it's
22 obviously different. There's ivy there, there's
23 kind of invasion species at all of the landfills,
24 and they really kind of pop out as you walk
25 around. And Landfill 4, in particular, it's

61

1 surrounded by this ivy, and there's a lot of
2 eucalyptus trees growing around it and in the
3 landfill. But in the middle of the landfill
4 there's four or five very large dead eucalyptus
5 trees. And I'm wondering -- that would be a
6 comment that I'd like to -- I mean, just from
7 somebody walking around, observing and looking, I'm
8 really wondering how that kind of a receptor, if
9 you look at it, it's dead, it's in the middle of
10 this landfill, how can we screen that out? It
11 would seem like there's something going on there.
12 I mean, a visual inspection should be part of this
13 screening process. Have you noticed that there are
14 dead trees there?

15 BOARDMEMBER BUCK: I know there are
16 dead trees there. I think there are dead
17 eucalyptus trees throughout the Presidio. Just
18 because the landfill is there, it is not
19 necessarily the cause of those eucalyptus trees
20 being dead. In fact, even at the most conservative
21 evaluation here, we're not showing for Landfill 4,
22 the plants being a problem. I mean, it could have
23 been in the filling process, the roots were damaged
24 by mechanical means. What I'm saying is, there's
25 more than one reason why a plant or a tree can

63

1 have to wait until I see the Feasibility Study to
2 see how that could be, unless you have any comment
3 right now on how that could be screened out?

4 BOARDMEMBER BUCK: Well, that
5 evaluation for Landfill 2, that's all in the RI
6 report. So you can see it in there, what the
7 conclusions are.

8 BOARDMEMBER WILKINS: Folks shouldn't
9 get confused by this handout. One of the things
10 that it is lacking is a summation of what all this
11 information means in terms of sites. That will be
12 in the FS. Because all these pages you see here
13 show sites being screened out of the FS based on
14 either ecological or human health. And so what you
15 would need to see to make this whole picture come
16 clear, is to say, okay, we screened out all these
17 sites on eco, these are the ones that are left in
18 after all that analysis was done using the eco
19 decision matrix here, and then the human health
20 matrix. Because you were talking about Landfill 4
21 and 2 being screened out for eco, but it is
22 probably going to be included because of the ARARs,
23 so it is going to be in the FS anyway.

24 It's just based on the decision matrix for
25 the eco, it was screened out, but that doesn't mean

62

1 die.

2 FACILITATOR KERN: That's an
3 interesting speculation. I mean, I am a fairly
4 broad-minded, open-minded kind of person, and I'm
5 not really trying to pin you down on Landfill 4.
6 But I looked around the Presidio, and, yeah, I see
7 dead trees. You go to Landfill 4, there are five
8 big dead trees in the middle of this landfill. It
9 looks very different from anywhere else. And so
10 maybe a bulldozer ran over it. I guess enough
11 said. If we're going to nitpick on something like
12 that, it seems obvious to me that there's something
13 going on there in the middle of the landfill. I'll
14 bring in the pictures.

15 BOARDMEMBER BUCK: We have attempted
16 to get a sample right at the base of those trees,
17 so that's included in this analysis.

18 BOARDMEMBER CHEEVER: Along that
19 vein, picking up on what Jane said, from what I
20 have learned, I'm very disconcerted to see Landfill
21 2 screened out. Because I know it is very large
22 and it's deep, and a lot of things have been found
23 there. But, I guess, I don't have any figures in
24 front of me right now to say what they are, or, to
25 say how they fit into this chart. So, I guess I

64

1 that it's not going to be evaluated in the
2 Feasibility Study. Unfortunately, that summation
3 page isn't included in this, so it doesn't help to
4 make the picture clear, but I think once we get
5 that put together, we can get that out to you folks
6 so you can take a look at it.

7 BOARDMEMBER BUCK: But in that
8 regard, at least at our current vision, you could
9 really do that right now for yourself if you look
10 at the last slide for the eco section, the ARAR
11 section, and the last slide for the human health,
12 that captures the site.

13 FACILITATOR KERN: I think the reason
14 I brought up Landfill 4 at all, was just my
15 observations. There were, what I think of, as dead
16 receptors there that are plants, and somehow this
17 screened it out. So that calls into question this
18 system, to me.

19 BOARDMEMBER HOOPER: Could somebody
20 define for me what the Nike swale is? The Nike
21 silo storage area. Whether it's that area that
22 goes down into Landfill 8, or what?

23 BOARDMEMBER BUCK: That's an area
24 down slope of Nike, up slope, if you will, of
25 Landfill 8.

65

1 BOARDMEMBER HOOPER: I'm specifically
2 concerned about that because I went to visit that
3 area, and there were people there, volunteers for
4 Park Service who were working with native
5 plants close to that area. But they were
6 instructed to stay away from the swale because it
7 was possibly hazardous. And so I'm concerned about
8 that. And I don't see it screened in, in your
9 final phase.

10 BOARDMEMBER ULLENSVANG: What we're
11 trying to do in the park is, those areas,
12 regardless of how the analysis is going, we're
13 trying to be much more cut and dry. We're trying
14 to restrict voluntary activity within those areas
15 until a final determination is made. So we're not
16 anticipating outcome and saying, John's doing the
17 work at FS, we'll come out, and it looks like it
18 won't be in there, so we'll put volunteers in that
19 area. We're trying to be more conservative and
20 wait until the final determination is made as to
21 whether a remedy is appropriate or not at that
22 site, or any of the sites. At which point, we'll
23 have the state's determination that it's
24 appropriate that no action is taken at that site.
25 And then we can use it with whatever restrictions

67

1 11, you don't know what the proposed remedy is?

2 BOARDMEMBER BUCK: Like I say,
3 they're working on that right now. I can't tell
4 you what that is. But we're trying our best to
5 keep it as short as possible, and doing a good job
6 to get it done.

7 BOARDMEMBER REINHARD: That's the whole
8 other half of the discussion. We haven't had any
9 presentations about remedy. And that is a very
10 important set of descriptions and explanations that
11 also needs to be appreciated. And I think there
12 needs to be some further public presentations about
13 remedy, as you did tonight about the screening, and
14 that presentation, I think, based on what I'm
15 hearing tonight, should occur before the
16 publication of the Feasibility Study or before the
17 beginning of the comment period.

18 BOARDMEMBER STONER: What about the
19 committee meeting in two weeks?

20 BOARDMEMBER BUCK: I have to see what
21 the schedule is. We would probably accommodate a
22 coming out or a presentation of that.

23 FACILITATOR KERN: Other questions on
24 this topic? Okay. Next, we added in the update on
25 the UVB system.

66

1 may be existing at that time. So it may or may not
2 mean that there's a hazard there. But that is,
3 generally, what we're trying to do with our
4 volunteers, is to keep them out of those areas.

5 BOARDMEMBER REINHARD: Well, we've
6 talked a lot about the sites that are screened
7 out. I would like to talk about the ones that you
8 screened in. So they're screened in, and I
9 translate that to mean that those sites that are
10 screened in, then there is an evaluation of remedy
11 response for each of those sites, correct?

12 BOARDMEMBER BUCK: Well, we go
13 through the criteria.

14 BOARDMEMBER REINHARD: So, just as
15 one example, what is the remedy alternative that
16 you proposed for Crissy Field groundwater, which is
17 screened in for eco risk?

18 BOARDMEMBER BUCK: We're in the
19 process of working on that right now. I can't tell
20 you right now exactly what that is, but as we
21 speak, they are working on them.

22 BOARDMEMBER REINHARD: Well, I'm
23 really confused about the schedule, because we have
24 this February 22nd date, and then you might publish
25 it at the end of the month. I mean, on February

68

1 BOARDMEMBER BUCK: Yes. Again, if
2 you noticed in the ARARs, one of the areas we're
3 evaluating from a groundwater standpoint, is 937,
4 which is where the UVB system currently is. So
5 that will be incorporated into the FS. There's the
6 evaluation of that system, or whatever potential
7 system will be needed there, from the standpoint of
8 groundwater. So that will be incorporated in our
9 evaluation.

10 BOARDMEMBER WALTERS: So you're
11 saying that the UVB is still there?

12 BOARDMEMBER BUCK: The UVB is still
13 there, physically there, correct.

14 BOARDMEMBER WALTERS: And you made
15 some changes. Has it been effective, or more
16 effective?

17 BOARDMEMBER BUCK: I think we're
18 concluding that it is not effective, and that we
19 need to evaluate it in that light, that it is not
20 effective.

21 BOARDMEMBER WALTERS: So what do you
22 think the possible replacement will be for
23 treatment?

24 BOARDMEMBER BUCK: We want to
25 evaluate other technologies, current levels of

69

1 contamination in the ground to see migration,
2 whether any other system needs to replace it. So
3 it will be a variety of no action, to a full
4 engineered alternative.

5 FACILITATOR KERN: Mark, is there
6 anything else you want to add about the RPM
7 meeting?

8 BOARDMEMBER YOUNGKIN: We mostly
9 covered what we talked about on the Feasibility
10 Study tonight.

11 FACILITATOR KERN: All right. We
12 have Item 7.B., Current Clean-up Activities. I
13 have got the word from Thomas that there was
14 nothing he was going to be reporting on this item
15 tonight. Okay, Review of Action Items.

16 FACILITATOR KERN: The community will
17 be having a committee meeting in a couple of weeks,
18 and I don't want to speak for the community at all,
19 but I would propose that we might begin to talk
20 about the risk management tools so that we can have
21 some feedback perhaps from that item. Any other
22 suggested items? March agenda items. I think Bob
23 mentioned that we have the budget item, and the
24 lead-base paint, and Bob also mentioned
25 nonresidential lead cleanup as an item. And we'll

70

1 probably have additional Feasibility Study items
2 referring to that. Any other comments for
3 tonight? Yes, Saul.

4 BOARDMEMBER BLOOM: The San
5 Francisco/Monterey Bay Area Restoration Advisory
6 Board Committee Member Caucus will be having its
7 first meeting of the year on February 19. For
8 those of you who haven't been around for a RAB
9 Caucus meeting, RAB Caucuses, as a group, are a
10 network of community members on Restoration
11 Advisory Boards. It doesn't represent all the
12 members of community advisory members, it just
13 represents the members that are participating in
14 the caucus.

15 The objective of the caucus is to ensure that
16 RAB community members have an effective role to
17 play within the RAB process. You get resources
18 that RAB members need to understand the process
19 better. The regional caucus has been extremely
20 effective in terms of addressing specific problems
21 on specific RABs. And so everybody who is a
22 community member is invited. Unfortunately,
23 contractors, regulators and military employees are
24 not invited. This is a meeting for community
25 members of RABs only. So with all due respect,

71

1 we'll see you at the next RAB meeting. But
2 otherwise, RAB community members are indeed
3 invited. There will be a light dinner provided, so
4 anybody who wants to come, feel free.

5 We'll be having RAB members from 13 RABs.
6 You can get to know your peers, your colleagues,
7 and find out what's going on in other RABs. You
8 can see what kinds of information you can exchange
9 with these people, how you can help them, and how
10 they can help you. So thank you.

11 FACILITATOR KERN: Thank you, Saul.
12 Any other comments? Thank you very much for your
13 participation tonight. Meeting adjourned.

14 (Meeting adjourned at 9:40 p.m.)

15 ***o0o***

72

1 REPORTER'S CERTIFICATE

2
3
4 I, Elizabeth Valstad, do hereby certify that
5 the foregoing is a true and correct statement of
6 the testimony and proceedings had in the
7 within-entitled matter and that the same is a full,
8 true and correct transcription of the shorthand
9 notes as taken by me in said matter.

10
11
12 Dated: At San Francisco, California this
13 _____ day of _____, 1997

14
15
16
17 _____
18 Elizabeth Valstad

1 THE RESTORATION ADVISORY BOARD MEETING

6 TUESDAY, MARCH 11, 1997

7 HELD AT:

8 THE OFFICERS CLUB, 50 MORAGA AVENUE,
9 PRESIDIO OF SAN FRANCISCO,
10 7:00 P.M.

13 **CERTIFIED COPY**

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3 THOMAS APPLING
4 JOHN BUCK
5 JULIA CHEEVER
6 ROMY FUENTES
7 ARLEEN GEMMIL
8 JOAN GIRARDOT
9 BRUCE HANDEL
10 ROGER HENDERSON
11 DAVID JARRAT
12 DOUG KERN
13 LEEANN LAHREN
14 ERNEST LEE
15 ANDREW LOLLI
16 BRUCE MCKLEROF
17 JAN MONAGHAN
18 PETER O'HARA
19 JANE POWERS
20 MARTHA WALTERS
21 DAVID WILKINS
22 MICHAEL WORK
23 MARK YOUNGKIN
24
25

3 FACILITATOR KERN: Good evening

2 everyone. If we could take our seats, we will get
3 the meeting started. Okay, we're going to begin.
4 I would like to welcome everyone here tonight, the
5 two RAB members here with me at the table, more
6 approaching as we get started. Welcome to the
7 regulators, members of the public, and all of you
8 consuming vast quantities of food back there.

9 Are there any changes or additions,
10 modifications to the agenda for tonight? Does
11 everybody have an agenda? All right, seeing none,
12 are there any announcements? We don't have any
13 Old Business. It's all old, it's all new, it's
14 mixed together. Anything anyone wants to call old
15 business?

16 We're moving right along. Item No. 5. Mark
17 and the Committee Reports.

18 BOARDMEMBER YOUNGKIN: Well, the
19 Technical Review Community met and looked over
20 information from the RI. We spent most of the time
21 working on the Nike Missile Base. The Selection
22 Committee is finishing reviewing applications, so
23 shortly we should have a list of recommendations
24 from new members. And the Outreach Committee is
25 working on the article for the next newsletter.

1 That's all.

2 FACILITATOR KERN: Very good, thank
3 you. People are settling in now. So we're ready
4 to go onto Item No. 6.A., the Budget Presentation.
5 BOARDMEMBER WILKINS: Okay. I just
6 passed around a spread sheet representing the FY97
7 budget. I just wanted to inform folks that there's
8 been a lot of questions in recent weeks regarding
9 the budget for this fiscal year. We're in the
10 middle, of course, of FY97.

11 This spreadsheet represents what that funding
12 picture looks like, so let me just walk you through
13 it very quickly. You can see the various project
14 descriptions representing the task lists for
15 cleanup here at the Presidio. Then in the first
16 column it says, "Current Total Requirements for
17 FY97." The dollar figures are listed there, and
18 then the total at the bottom of the page is 12.4
19 million for FY97. That's our total requirements.
20 The items which are shaded represent items
21 prioritized in previous discussions between the
22 Army, Park Service and BRAC clean-up teams from
23 last summer. Those are items which were designated
24 to receive FY97 funding. And so if you look at the
25 column to the right of that, it says, "portion

5

1 funding with FY97 funds," that comes out to 3.76
2 million dollars, and that is what the appropriation
3 funds were for this fiscal year from the Army. So
4 that left a considerable shortfall from what our
5 total requirements were.

6 So in the next column to the right it says,
7 "portion funded with prior year TERC monies." So,
8 in other words, what we decided to do was to look
9 at dollars that were unexpended, received in prior
10 years, that were obligated to the TERC contractor.
11 We received authorization from the Department of
12 the Army to reprogram some of those dollars to make
13 up for the shortfall in FY97. And the numbers
14 which you see in that column represent the dollars
15 that were reprogrammed to recover some of those
16 shortfalls.

17 In doing that, that's reduced some shortfall,
18 but the remaining shortfall is in the next column
19 which says, "portion funded with future year
20 funds." So what that means, we have funding to
21 cover approximately 7 million dollars of the 12
22 million dollar requirement in FY97. The remaining
23 requirements, at this point, it is undetermined how
24 we are going to address that shortfall. We are
25 still working with the Park Service to decide

7

1 programs. Because of the nature of those types of
2 programs, there was a need or a flexible
3 contracting mechanism, so this type of contract was
4 one that was established. It's being used all over
5 the country by the Corps of Engineers.

6 BOARDMEMBER CHEEVER: So that means
7 it wasn't given to a particular contractor, rather,
8 a certain amount of money was set aside for the
9 Army to use for contractors, and that money wasn't
10 all used; is that right? Or who was the contract
11 with?

12 BOARDMEMBER WILKINS: The contract is
13 with IT, International Technology Corporation.

14 BOARDMEMBER CHEEVER: I see. And not
15 all of it was spent?

16 BOARDMEMBER WILKINS: Right. What
17 the column that is entitled, "Portion Funded with
18 Prior Year TERC Funds," what that column means, is
19 that in previous years, specifically, in fiscal
20 year FY95, there was a certain amount of money that
21 was obligated to that contract and to that
22 contractor. But because of decision documents and
23 a delay in the RI, a delay in the FS, and all these
24 other things that have happened, no cleanup was
25 executed. And so that money sat there. It's been

6

1 whether there are particular sites that can be
2 deferred to the future.

3 In our future year work plans, it appears
4 that we are going to have some excess funding. And
5 what the Army would like to do is to enter into an
6 agreement with the Park Service that some of these
7 sites can be deferred, the remediation can be
8 deferred to sometime in the next one, two, three or
9 four years. That matter has been elevated above
10 the staff level here, it's been elevated above the
11 discussion group between the Army and the local
12 Park Service representatives. So that decision is
13 going to be made at higher levels, as to which
14 sites, if any, whether remediation would be
15 deferred to '98, '99 or 2000.

16 So that is the funding picture for FY97.
17 Does anyone have any questions?

18 BOARDMEMBER CHEEVER: What does TERC
19 stand for?

20 BOARDMEMBER WILKINS: Total
21 Environmental Restoration Contract. That is a
22 contract mechanism established by the Corps of
23 Engineers. It's a cost reimbursable type of
24 contract. It was established to allow maximum
25 flexibility for environmental restoration

8

1 sitting there for almost two years. We still
2 aren't finished with the FS. We still aren't close
3 to getting the Record of Decision completed. So
4 rather than continue to bank that money, to sit
5 there not being spent, we identified projects that
6 don't require a Decision Document, when we can move
7 that money in and take care of that project.

8 For example, we still had some remaining
9 asbestos and lead-base paint work to do in several
10 buildings here around the Presidio. That doesn't
11 require a Decision Document to execute that work.
12 So we move the money from the TERC contract and put
13 it on that task, and then we complete that work so
14 we're able then to spend that money, instead of
15 having it just sit there.

16 BOARDMEMBER GIRARDOT: I just came
17 from a meeting at which it was stated that there
18 was money, DOD money, sitting somewhere, that is
19 needed to be spent by the Park Service. Besides
20 clean-up money, is there some other DOD money that
21 is floating around for projects?

22 BOARDMEMBER WILKINS: Well, I
23 wouldn't know of any DOD money sitting around to be
24 spent for the Park Service. Certainly, the Park
25 Service would have its own budget for things.

1 BOARDMEMBER GIRARDOT: So all DOD

2 money is clean-up money?

3 BOARDMEMBER WALTERS: No.

4 BOARDMEMBER GIRARDOT: Then I'm

5 confused.

6 BOARDMEMBER WILKINS: I don't know

7 what you were told. It sounds like what you were

8 told was perhaps inaccurate. It certainly has

9 confused you, and now you're confusing me, because

10 I'm not exactly sure what you're referring to.

11 BOARDMEMBER WALTERS: That money is

12 probably independent of the clean-up money. I'm

13 sure it is. Actually, I can guarantee you it is.

14 Because DOD has, historically, given the Park

15 Service money. For example, for infrastructure,

16 things like that. I can guarantee you, Dave would

17 be the person who would know about clean-up dollars

18 from DOD.

19 BOARDMEMBER WILKINS: Sorry, I can't

20 answer your question anymore clearly. Here at the

21 Presidio, that's what we had. Just like I

22 explained to Julie, we had money that was allocated

23 to a contractor who couldn't execute cleanup

24 because we didn't have a Decision Document, and we

25 got authorization from the Army to move some of

1 that money around. And that's what we've done here

2 to try to reduce the shortfall we had in FY97.

3 Whether that relates to what you're talking about,

4 I don't know.

5 BOARDMEMBER GIRARDOT: Do I

6 understand that there's another amount of DOD money

7 that the Park Service has unexpended?

8 BOARDMEMBER WALTERS: I'm unaware of

9 it. I'm not sure. The Park Service people are not

10 here, they're all sick.

11 BOARDMEMBER WILKINS: I wouldn't

12 think so. The last amount of any money that was

13 transferred from the Army to the Park Service in

14 relationship to the Presidio, happened at the point

15 of transfer, and that was money that was

16 infrastructure dollars, which, of course, isn't

17 clean-up dollars. It's a different color of money,

18 and that was three years ago.

19 BOARDMEMBER GIRARDOT: Well, this

20 money was cited to be used for improvements at the

21 Presidio.

22 BOARDMEMBER WILKINS: Okay, then

23 that's not clean-up dollars.

24 BOARDMEMBER GIRARDOT: Okay. I

25 didn't think so. I didn't know the source of those

1 funds.

2 BOARDMEMBER WILKINS: And I don't

3 know either. I'm not familiar with that.

4 BOARDMEMBER MCKLERROY: The postponed

5 items, then, seem to be the Fuel Distribution

6 Center, and that's one of the largest figures. And

7 Landfill 2, 3E and Landfill 4. Are those being

8 slowed up or temporarily held in advance until

9 funding is available?

10 BOARDMEMBER WILKINS: No, because as

11 you can see, for the fuel distribution system, if

12 you look there in the first two columns, there's

13 about 1.5 million. Of the FY97 requirements, four

14 million, right? About 1.5 million is funded with

15 FY97 dollars, so we have that. And we're going to

16 add to that another 1.2 million from prior year

17 money. So what that's showing is there's still

18 about 1.3 that we need. So in the short-term, no,

19 there is not going to be any slowdown, or whatever,

20 in that project. But what this is saying, in order

21 to complete the fuel distribution system cleanup,

22 we need that additional 1.3 million. That need may

23 come for another six, seven, eight, nine

24 months, maybe a year, at best.

25 BOARDMEMBER MCKLERROY: So portions of

1 the FDS have not been excavated and looked into at

2 this point? I thought the status of the FDS was

3 pretty much completed.

4 BOARDMEMBER WILKINS: Well, no. If

5 you've been reading the little monthly reports from

6 IT, from these meetings, if you look in there it

7 gives the status of how we're progressing with the

8 FDS. There's still quite a bit of pipe out there.

9 I would say it's about halfway through there.

10 Maybe about 60 percent.

11 BOARDMEMBER MCKLERROY: And with

12 respect to Landfill 2, since there's been no

13 dollars spent on it, and accept for, I guess --

14 because the first column is requirements, and

15 that's not spent money, that's just identified

16 costs and cleanup?

17 BOARDMEMBER WILKINS: That's

18 correct.

19 BOARDMEMBER MCKLERROY: So zero

20 funding means that that will be postponed; is that

21 correct? The Landfill 2 and Landfill 3 and

22 Landfill 4?

23 BOARDMEMBER WILKINS: All those you

24 see in the column are portioned and funded with

25 future year funds. Those are all requirements

13

1 that, at this point in time, it is not determined
2 how we are going address that shortfall, and since
3 we were not able to reach any type of proposal
4 concurrence, or come up with any ideas here at the
5 local level, we have elevated that and asked our
6 respective headquarters to deal with that
7 shortfall.

8 For example, and this is only an example.
9 I'm just throwing this out here to give you a
10 flavor of how the discussion may go at Army
11 Headquarters. For example, the Department of the
12 Army and the Department of Interior, back in
13 Washington, may look at this and say, well, it
14 doesn't look like there's going to be any immediate
15 use at Landfill 2 for another year. We have an
16 excess amount of dollars, based on our requirements
17 versus our appropriations in 1998, so let's move
18 that project to 1998.

19 BOARDMEMBER MCKLEROY: That would be
20 in concurrence with the Department of Interior?

21 BOARDMEMBER WILKINS: Oh, yes. So
22 that's an example of how that discussion may go.
23 We were not able to have that type of discussion
24 here at the local level, so it has been elevated to
25 our respective headquarters to resolve this matter

15

1 BOARDMEMBER LOLLI: I'm concerned
2 about that shortage.

3 BOARDMEMBER WILKINS: I'm concerned
4 also, and I think everyone else here is, as well.
5 I believe that if the Park Service and the Army, at
6 the higher levels can identify some of these sites,
7 it can be deferred to next year or two years after
8 that, there might be room to reduce this shortfall,
9 and perhaps open up an opportunity to get some
10 funds reallocated from some other installations.
11 Again, that's all speculation.

12 BOARDMEMBER LOLLI: Is the cost of
13 doing the job more than we figured, or less or
14 better?

15 BOARDMEMBER WILKINS: Well, there's
16 certain things that -- the scope of work has
17 increased. One, of course, is the fuel
18 distribution system. There's been significant cost
19 growth there. I think around 1.2, 1.3 million
20 dollars has been the increase in that over what we
21 originally estimated. So yes, there has been some
22 cost growth.

23 BOARDMEMBER LOLLI: Thank you.

24 BOARDMEMBER WALTERS: I have a couple
25 of questions here. You know, I appreciate your

14

1 with the funding shortfall. And I don't know how
2 that's going to play out.

3 I mean, as another example, it may be that an
4 additional 5.3 million dollars may just
5 mysteriously come from some place, and then the
6 whole shortfall issue will be taken care of.
7 Unfortunately, that's merely speculation.

8 BOARDMEMBER LOLLI: Are we on
9 schedule?

10 BOARDMEMBER WILKINS: Well, not
11 exactly. As you're aware, the Feasibility Study is
12 about three weeks behind schedule. We originally
13 expected to get that out on February 22nd, and
14 we're still trying to finalize the issues regarding
15 that, which, of course, we're going to discuss
16 later in the meeting tonight. So that's pushing us
17 behind schedule. So if you look at that, we're
18 three weeks behind our anticipated schedule, as of
19 right now.

20 BOARDMEMBER LOLLI: And our funding
21 is adequate?

22 BOARDMEMBER WILKINS: Well, you can
23 see right here, we're still about 5.3 million
24 dollars short for what we need to clean up the
25 sites as we've identified them right now.

16

1 putting together this budget concerning FY97. I'm
2 a little more concerned for the bigger picture. I
3 have asked you numerous times to give some
4 documentation concerning how much money has been
5 spent overall, to date, on the clean-up budget, how
6 much has been obligated. And I still haven't
7 received anything, and that dates back, at least,
8 to July of this year. So that would be great to
9 get that kind of information out so we have a
10 bigger picture about what needs to be addressed.

11 Also, when we talk about funding shortfalls
12 for 1997, as you know, the Park Service, in 1994,
13 came out with a General Management Plan, the Crissy
14 Field Wetlands Plan. And you have stated in an
15 August 15th letter, of this year, stated that the
16 Army would not be able to, probably, would not be
17 able to clean up by the time the Park Service needs
18 to get going on their implementation of the spring
19 of 1998. So time is running very short here. What
20 is this, March of 1997? So we have a year to get
21 Crissy Field cleaned up, plus the fuel distribution
22 line, so the Trust can start putting in the
23 electrical system.

24 I'm just a little concerned that we're not --
25 you keep on doing things piece by piece, but you're

1 not giving a good, full vision, a good picture of
2 what's gone on here, and some accountability
3 towards that, and really working together with the
4 Park Service and the Trust, hand-in-hand, rather
5 than in this disjointed fashion.

6 BOARDMEMBER WILKINS: Well, first of
7 all, Martha, with regards to your comment
8 requesting information, I have actually published,
9 on numerous occasions -- and I think you should
10 recognize that you haven't participated in all of
11 the meetings -- provided information regarding the
12 total costs, estimated costs, of the clean-up
13 program at budget meetings that we had last
14 summer. And those figures have been adjusted
15 periodically, up through today.

16 Our total requirements, as we know them right
17 now, are about 122 million dollars for the entire
18 clean-up program here, that's through FY03. That's
19 a total cost to complete. I'm sorry, that's our
20 total requirements. Our cost to complete,
21 including the shortfall that you see here in FY97,
22 is approximately 15 million dollars. The Army has
23 spent about 81 million dollars in cleanup. There's
24 about 20 million dollars that is currently
25 obligated to the program that is not spent, but

1 about 15 million dollars of that is for groundwater
2 monitoring, which is ongoing, and goes through the
3 year 2000.

4 So that information has been readily
5 available. I publicized that and talked about that
6 on numerous occasions. I'm sorry that you were not
7 available, or you were unaware of those figures. I
8 can give you all that information again. I know
9 that I've given it to you before. Perhaps you
10 didn't understand what you were looking at.

11 BOARDMEMBER WALTERS: David, you're
12 being very inaccurate and incorrect when you're
13 saying these statements. I have called you, you
14 don't return my calls.

15 BOARDMEMBER WILKINS: I don't think
16 that I could cite the information, as I just did.

17 BOARDMEMBER WALTERS: Don't do this,
18 David. Don't try to intimidate me in front of all
19 these people.

20 BOARDMEMBER WILKINS: Well, I'm just
21 trying to answer your questions, which I have done
22 in the past. I don't think it's fair you should
23 say that I have not provided information or
24 anything like that, that's just not true, okay? So
25 we'll just leave that at that.

1 With regards to the Crissy Field project,
2 that you spoke of, and whether or not the Crissy
3 Field projects would be complete by the time the
4 Park Service wants to implement their redevelopment
5 plan, as it stands right now, I believe, that
6 that's still possible. The sites on Crissy Field
7 that would be impacted by that are primarily the
8 wetlands area, Fill Site 7. If we get the Record
9 of Decision signed so that the Fill Site 7 area
10 cleanup can be executed, that should be done well
11 in time for the spring of 1998.

12 BOARDMEMBER WALTERS: I believe that
13 also includes Building 209 and Building 637.

14 BOARDMEMBER WILKINS: So I will
15 finish. That also includes the DEH area which, of
16 course, has the remediation action plan, it's being
17 revised right now, and we're preparing to develop
18 the response and the summary for that.

19 The other sites along Crissy Field are
20 groundwater sites. There is nothing to indicate
21 that the redevelopment plans for Crissy Field will
22 be impacted by those groundwater sites. It's
23 obvious that the groundwater sites along Crissy
24 Field cannot be cleaned up within a six or
25 seven-month period. There's no groundwater site in

1 the world that can be cleaned up that quickly.

2 So those sites, the cleanup is going to be
3 done concurrently with whatever type of plan they
4 have. That is not going to hinder the Park
5 Service's ability to do what they need to do. They
6 aren't going to use that water for anything. The
7 water there that's affected is not going to have
8 any impact on what their redevelopment schemes are
9 going to be.

10 So I believe, the areas that would be
11 involved, where you have soil contamination, that's
12 going to be done by the time the Park Service gets
13 ready to implement their redevelopment plan for the
14 Crissy Field area.

15 BOARDMEMBER WALTERS: Well, I think
16 you're incorrect. Unfortunately, the Park Service
17 people aren't here tonight, so I can't respond for
18 them, that's not in my purview, and I don't want to
19 say something that's inaccurate. But I think that
20 you are incorrect.

21 BOARDMEMBER WILKINS: Well, I'm sorry
22 you feel that way. The facts are the facts about
23 the budget. Whether or not you believe that the
24 Army is going to execute its cleanup by the spring,
25 I'm sorry you're pessimistic. I'm a lot more

21

1 optimistic than you are.

2 BOARDMEMBER WALTERS: Where are you
3 going to get your money? You said you didn't have
4 the money. You wrote a letter on August 15th,
5 saying that you couldn't clean up Building 209, the
6 old gas station, David.

7 BOARDMEMBER WILKINS: What is
8 Building 209?

9 BOARDMEMBER WALTERS: The old gas
10 station. Sorry, Building 207, I apologize.

11 BOARDMEMBER WILKINS: Okay. And what
12 about 207 don't you understand?

13 BOARDMEMBER WALTERS: David, you
14 wrote a letter on August 15th, stating to the Park
15 Service that you, the Army, would not be able to
16 clean up Building 207, the old gas station, which
17 Mark Youngkin discovered on his own, which the Army
18 missed in their investigation.

19 BOARDMEMBER WILKINS: Oh, that's not
20 a true statement, but go ahead.

21 BOARDMEMBER WALTERS: I'm going to
22 end this discussion, you're not listening.

23 BOARDMEMBER WILKINS: First of all,
24 Mark Youngkin did not discover 207. 207 was a
25 former gas station, and when the tanks were pulled

23

1 program's inception. Some of these line items have
2 terminated. In other words, they have expired,
3 they're no longer in effect. So there's no funding
4 that's allocated yet. In other cases they might
5 have been funded in prior years, and that
6 particular clean-up action was done. So you're
7 just looking at 1997 here, you're not looking at
8 previous years.

9 BOARDMEMBER MCKLEROY: So the DEH,
10 there's been a certain amount of work done there,
11 there's no money figure there? That would be a
12 another fiscal year?

13 BOARDMEMBER WILKINS: Okay, which
14 line are you looking at? Can you give me the 1383
15 number?

16 BOARDMEMBER MCKLEROY: Okay,
17 928/S029.

18 BOARDMEMBER WILKINS: Okay. That was
19 an old funding line for the DEH area. We didn't
20 use BRAC dollars for that particular line. It was
21 funded in previous years. If you look down towards
22 the bottom of the page, where it says PSF/095/028,
23 DEH area, we have a \$750,000 requirement there,
24 \$200,000 is coming from the FY97 budget, and
25 \$550,000 is coming from reprogrammed FY95 funds.

22

1 and the normal tank investigation was done, it was
2 determined that there was groundwater contamination
3 from the tanks. Mark's efforts, as tremendous as
4 they have been here at the Presidio, had nothing to
5 do with that. So your statement was incorrect,
6 Martha.

7 BOARDMEMBER WALTERS: That's right,
8 it was incorrect. I apologize, I retract that.

9 BOARDMEMBER WILKINS: Fine. Do you
10 have any other questions that you need answered?

11 BOARDMEMBER WALTERS: No. I'll
12 formalize them in a letter.

13 BOARDMEMBER MCKLEROY: In column one,
14 all the items that are blank, are therefore items
15 that will be covered by the FS, so they are funded
16 at this juncture; is that correct? For instance,
17 going down the list, removing pesticide
18 contaminated soil from the DEH area, there's no
19 figure on that. So there's been, presumably, no
20 money spent on that and no money funded. What
21 about these blank lines? Fill me in on that, if
22 you would.

23 BOARDMEMBER WILKINS: Okay. The
24 project descriptions that you see here represent
25 the laundry list of project items from the

24

1 So that's where the dollars are to execute the
2 remedial action plan that is currently being
3 finalized.

4 BOARDMEMBER MCKLEROY: So these
5 numbers in the 1383 number, those are different
6 funding sources for the type of project. So the
7 BCLR94 is fiscal '94 year?

8 BOARDMEMBER WILKINS: No. I mean,
9 don't get confused about that. That's just an
10 accounting number that we use. I just want you to
11 understand that in the column where you don't see
12 any dollar figure in there, that could mean a lot
13 of things. It could mean it's an expired funding
14 line, it could mean an item where there were funds
15 in previous years, so the projects completed, and
16 we don't have any requirement to continue funding
17 it in 1997, or something like that.

18 BOARDMEMBER MCKLEROY: But, on the
19 other hand, conversely, there would be items that
20 come up and will get filtered out in the FS and
21 will go into the Record of Decision that would
22 require funding from these projects that are listed
23 here. And are we going to have to go after that
24 funding, at that point? I mean, what about those
25 items that do get -- let's say, okay, we need the

25

1 money for Building 955, or any one of these. We're
2 going to have to go out and find funding for that
3 anew?

4 BOARDMEMBER WILKINS: I understand

5 at you're asking. What we've tried to do, is we
6 have tried with our best estimate to determine the
7 sites where we recognize there are going to be some
8 remedial action that's going to be required. So
9 the sites that you see here, or the requirements
10 that you see here in FY97, represent some of that.
11 That's why you see a lot of the landfills here, and
12 things like that.

13 The FS hasn't been finalized yet. When it is
14 finalized, we determine if there are sites that
15 require some remedial action for which we have not
16 allocated funding. Then, yes, we're going to have
17 to go out and get that money. But we think we've
18 done a pretty good job.

19 Basically, we have used the information from
20 the RI, from the previous Feasibility Study that we
21 produced, and most of those sites haven't really
22 changed. I think, for the majority of those sites
23 there really isn't any dispute that remedial action
24 is going to be required. There are a few gray
25 areas, but, yes, we may have to go out and seek

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1 timing with that, and how would it interface with
2 finding funding for FY97?

3 BOARDMEMBER WILKINS: The FY98 budget

4 has already been developed. We know what the
5 anticipated appropriation amount is going to be.
6 And in that, as I was telling Bruce, we think that
7 we captured the sites where we believe remedial
8 action is going to be required. I mean, there's
9 some speculation. I mean, we have to make our best
10 estimate based on what's in the RI. Ultimately,
11 when the FS is finalized, we may have to adjust
12 that '98 budget, that's true. But right now, I
13 think we've got it set up to capture the work that
14 needs to be done at the various sites.

15 BOARDMEMBER YOUNGKIN: Has '98 been

16 submitted yet, or is there a process to go
17 through?

18 BOARDMEMBER WILKINS: It's been

19 submitted for planning purposes only. My
20 installation, as well as all the other
21 installations, have made their submissions for
22 planning purposes so the appropriations can be
23 provided accordingly. But it has not been submitted
24 yet. So that we can't modify it or adjust it if we
25 need to. So there's still some flexibility there

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1 funding for that, but I think we've done a pretty
2 good job identifying what your requirements are
3 going to be.

4 BOARDMEMBER MCKLEROY: That will
5 still be BRAC funding?

6 BOARDMEMBER WILKINS: Yes.

7 BOARDMEMBER MCKLEROY: So BRAC
8 funding still can be used for those FS or Record of
9 Decision sites?

10 BOARDMEMBER WILKINS: Oh, yes. BRAC
11 funding is the exclusive funding source to do all
12 the funding here.

13 BOARDMEMBER MCKLEROY: I thought
14 there was a follow-on type of funding mechanism,
15 that you said, once BRAC expired.

16 BOARDMEMBER WILKINS: Well, that's
17 true, but that's still speculation. I mean, the
18 Army still has not determined what it's going to do
19 with regards to funding clean-up programs when the
20 BRAC funding appropriations completely expire. It
21 may go to DERA or they may reinstitute another BRAC
22 Program, we just don't know at this point.

23 BOARDMEMBER MCKLEROY: Thank you.

24 BOARDMEMBER YOUNGKIN: Is the '98
25 budget under development now? And what's the

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1 to do that. And typically, we have an opportunity
2 to do that two or three times during the fiscal
3 year.

4 FACILITATOR KERN: My question is, in
5 looking at this table, and not knowing what sites
6 are closed out, and what sites no longer require
7 funding, and what sites you think may require
8 funding in the future. It would be really useful
9 to have some sort of destination stating whether it
10 is closed, finished, some estimate about future
11 expenditures anticipated. And maybe that's what
12 your doing for the '97 budget. Maybe some of these
13 blank lines are in '98, or something. But that
14 would be useful, I think, for people.

15 BOARDMEMBER POWERS: I think to
16 follow your question. What might we anticipate the
17 expenditures for funding year 1998? Is that a
18 retrievable figure?

19 BOARDMEMBER WILKINS: Yes,
20 absolutely. Our requirements for 1998 are 3.004
21 million dollars. That is what our requirements are
22 for 1998.

23 BOARDMEMBER CHEEVER: I just wanted
24 to make sure I understood when you were asking an
25 earlier question about the overall picture. What

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1 is the total amount of cleanup costs? Does that
2 include both the study that we've been working on
3 and the actual, physical cleanup?

4 BOARDMEMBER WILKINS: Yes.

5 BOARDMEMBER CHEEVER: So everything.

6 And then, when you say the costs to complete it,
7 the 15 million, is that for everything, both
8 studies and cleanup and monitoring, as far as you
9 can reasonably foresee?

10 BOARDMEMBER WILKINS: Yes. That's
11 what that means. That means if you take -- 122
12 million represents what we believe to be our total
13 requirements, all the way through the completion.
14 And there's about 15 million dollars that we still
15 need to complete the program from after this fiscal
16 year. So if you take all the money that's been
17 appropriated to the Presidio through FY97, it's
18 roughly 107 million dollars. So that means we
19 still need 15 million to complete the program. And
20 that's what those numbers mean.

21 BOARDMEMBER CHEEVER: And what if
22 someone were to ask you, which has happened with
23 neighborhood groups, how much is spent on study and
24 how much is spent on physical cleanup? I know
25 you've explained that the study is one of the most

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1 kind of in the last few stages. The rest of his
2 work is already funded from the Feasibility Study
3 through completing the Record of Decision. So a
4 majority of those dollars will be for cleanup,
5 that's correct.

6 BOARDMEMBER GIRARDOT: So for
7 cleanup, about one-sixth will have been spent on
8 studies, between one-sixth and one-fifth?

9 BOARDMEMBER WILKINS: Right.

10 BOARDMEMBER GIRARDOT: Is that more
11 or less --

12 BOARDMEMBER WILKINS: It's more than
13 average.

14 BOARDMEMBER GIRARDOT: It's more than
15 average? How much more than average?

16 BOARDMEMBER WILKINS: The goal from
17 the Department of the Army, or actually, DOD, is
18 not more than 20 percent. So we will have exceeded
19 that, probably, by the time it's all said and done
20 here.

21 BOARDMEMBER GEMMIL: I'm sorry, I'm
22 adding two and two and I'm not getting four. If
23 we're going to spend 107 million dollars to end of
24 fiscal year of '97, and 60 million of that in
25 cleanup and 19 million has been for studies, that's

30

1 complicated parts of it, but are you able to give a
2 rough breakdown of those two different parts?

3 BOARDMEMBER WILKINS: I can give you
4 an exact number. I would say, ballpark, around 19
5 million dollars was studies, and about 60 million
6 on cleanups, so far. About 60 to 62 million on
7 cleanups so far.

8 BOARDMEMBER CHEEVER: So the rest
9 must be administration? Would the rest be
10 administration?

11 BOARDMEMBER WILKINS: Well, you were
12 asking what's been spent so far. We've only spent
13 about 81 million dollars so far. About 60 million
14 of that is cleanup, about 18 million or so is
15 studies, and then there's a couple million for
16 administrative type of costs.

17 BOARDMEMBER GIRARDOT: Then of the
18 remaining funds that are going to be spent, the 20
19 million, and then the shortfall that we have, out
20 of that amount, will that all be spent for
21 cleanup?

22 BOARDMEMBER WILKINS: The majority of
23 the dollars that are remaining to be spent, will be
24 spent for cleanup. I mean, John's work represents
25 dollars for studies. And as you all know, we're

32

1 still another 18 million dollars that I don't know
2 where it went.

3 BOARDMEMBER WILKINS: It hasn't been
4 spent yet. You asked me what dollars have been
5 spent.

6 BOARDMEMBER GEMMIL: If we go back to
7 the 107 million dollars that will be spent, how
8 much of that is going for study and how much for
9 cleanup?

10 BOARDMEMBER WILKINS: Well, I would
11 have to do some calculations to figure that out. I
12 will try to give you a ballpark figure there. It's
13 going to be roughly about 18 million or so. That's
14 going to be the dollars that were spent on studies,
15 18 to 20 million.

16 BOARDMEMBER GEMMIL: Total. So you
17 think that's all your study costs will be, will be
18 20 million. And so this missing 18 million dollars
19 will be for cleanup?

20 BOARDMEMBER WILKINS: Well, it's not
21 missing money, it just hasn't been spent.

22 BOARDMEMBER GEMMIL: I'm missing
23 something in the sense that I still have a
24 difference of 18 million between what's already
25 been spent, and what's been appropriated or

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1 obligated. And you think that will be mostly
2 cleanup?

3 BOARDMEMBER WILKINS: Yes, that's
4 't I'm saying.

5 BOARDMEMBER GEMMIL: Okay, thank you.

6 BOARDMEMBER MCKLEROY: While we've
7 got sort of a general picture here, it looks like
8 most of the money for cleanup has been spent, even
9 though we haven't got a Record of Decision. So the
10 cleanup process is in anticipation of -- so we
11 remove the USTs and we're taking up the FDS, and
12 we're dealing with the DEH. So would you say that
13 -- I mean, 80 percent of the money seems to be
14 spent. Would you say 80 percent of the cleanup is
15 done? Is that sort of in conformity with the
16 project? I mean, has the construction percentage
17 completion equaled the money percentage completion,
18 or are we out of sync on that, or do we have to go
19 back for funding?

20 BOARDMEMBER WILKINS: No, we're not
21 out of sync on that, that piece of this is on
22 track. I think that you need to understand that
23 the bulk of the clean-up efforts here at the
24 Presidio are non-CERCLA related cleanup, the fuel
25 distribution system and tanks. That's why all of

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1 could be classified as hard costs or clean-up
2 costs?

3 BOARDMEMBER WILKINS: Yes, they are
4 classified as that, right.

5 BOARDMEMBER WALTERS: I'd like to say
6 publicly, that the UVB system is ineffective, and
7 I'm just wondering if the Army considers that area
8 to be cleaned up?

9 BOARDMEMBER BUCK: We are currently
10 evaluating that in the FS. Looking at the
11 contaminants that are remaining in the ground,
12 whether it's appropriate to undertake additional
13 cleanup in that area, or is it appropriate to do
14 more of a monitoring program there and just sort of
15 evaluate to see if it's a steady/state condition,
16 and not requiring additional engineering effort
17 there. That's what we're currently looking at.

18 BOARDMEMBER WALTERS: Does the Army
19 have enough money to cover that kind of -- if need
20 be -- further study and/or cleanup?

21 BOARDMEMBER BUCK: I think, if I
22 recall, we did put in some contingency money in
23 the planning process, for an active
24 system.

25 FACILITATOR KERN: Arleen?

34

1 that work has been going on. That's why so many
2 dollars have been spent on cleanup so far, because
3 we've been able to execute that. That doesn't
4 require a Record of Decision.

5 The items that require the Record of Decision
6 aren't going to be a large chunk of the spending.
7 The only thing you need to recognize, is that a lot
8 of dollars are spent, too, in doing a design for
9 the cleanup, and things like that.

10 For example, Montgomery/Watson is a
11 contractor, and if you look in their monthly report
12 you can track some of the things that they're
13 doing. They're spending some of these clean-up
14 dollars -- for example, at Landfill E, they're
15 doing the pre-design work, they're doing the design
16 for the cleanup there. They have looked at a lot
17 of these other sites and evaluated them for
18 whatever particular types of remedies and things
19 like that, that are actually going to be executed
20 by IT once the Record of Decision is signed. So
21 there's a lot of preliminary and preparatory work
22 that these clean-up dollars are being spent on.
23 That's categorized as executed cleanup, because
24 that's part of the clean-up process.

25 BOARDMEMBER MCKLEROY: Some of those

36

1 BOARDMEMBER GEMMIL: Dave, you said
2 that the Army's guidelines for study costs are
3 about 20 percent of the total budget, but that we
4 have exceeded it here at the Presidio. But
5 actually, it seems to be a little less than 20
6 percent. If our figure is 20 million for studies,
7 that would be a little less than 20 percent of 122
8 million. So exactly, what did you mean that we
9 "exceeded"?

10 BOARDMEMBER WILKINS: My math was
11 wrong. You must be a mathematician. Don't worry
12 about it.

13 BOARDMEMBER GEMMIL: Okay.

14 FACILITATOR KERN: Perhaps, this
15 particular question, we can talk about at the
16 break. Why don't we move on to the next topic.
17 The next topic is 6.B., lead-base paint in soil
18 around nonresidential buildings. Bob is not here.
19 Is there anyone else who is going to speak on
20 this? Okay, then on to the next item.

21 Item 6.C., would be Feasibility Study Issue
22 and Discussion.

23 BOARDMEMBER BUCK: Okay. Just to
24 think if your issues and concerns that you raise at
25 these meetings are not heard, I got a clear message

1 at the last RAB meeting, if you recall, with your
2 dissatisfaction with the ecological screening
3 criteria that we had proposed. And based upon
4 that, both on your comments and comments we
5 received from regulatory agencies and ecological
6 folks, we have revised our ecological decision
7 tree, and that's what I want to focus on tonight.
8 Because, the ARARs and the human health are pretty
9 much, much more straightforward, and we haven't had
10 a lot of comment in that regard.

11 There was a packet handed out today. It is
12 titled, FS Site Screening. I think it's on the
13 bottom of the packet. If you go to, I think, Page
14 18 of that document. If you count back 18 pages,
15 rather, you should see something like this. On the
16 top it's called, Decision Diagram for Screening FS
17 Sites Based on Ecological Risk.

18 As you can see, this chart is quite a bit
19 different than the one I presented the last time.
20 Some of the changes that you'll note -- I think I
21 started off with "habitat present." We almost
22 never got passed that item because of the
23 discussions related to El Polin Spring.

24 As you can see, we no longer begin with that
25 category. By the way, there's some notes on there,

1 those were Dave's notes. You can disregard them
2 for the purposes of our discussion. And we go
3 right into our decision criteria diamonds. There's
4 three consecutive ones going down the right-hand
5 side of the page. Some of the main changes I made
6 -- there was a concern, if you recall, plants and
7 soil fauna, sort of not considered there in the
8 decision criteria. We've eliminated that section,
9 and evaluated plants and soil fauna equally with
10 the other types of receptors, like birds and
11 mammals, and so forth.

12 We didn't increase the number of receptors,
13 which would kick it into an FS. We kept the same
14 number, so we did get more conservative in that
15 regard. Some other changes, as you could see, the
16 three decision criteria for HQ greater than 100, 10
17 and then, 1. If it says, "yes," it feeds into a
18 new diamond, sort of a habitat evaluation diamond,
19 or decision point, which looks at three things.
20 And all these items are derived from the Forest
21 Management Plan, developed by the Park Service, in
22 their efforts to categorize the habitats on the
23 Presidio.

24 What we have is high value forest habitat.
25 When we say that, we mean from the standpoint of

1 wildlife habitat. We have rare, threatened or
2 endangered species, or that these sites, perhaps,
3 occupied high-priority native vegetation areas.
4 And I have another table which will go through and
5 show some of this information. I just wanted to go
6 through and sort of explain what that decision
7 point is.

8 So if any of those are met, that had kicks
9 that site into a full FS evaluation. If they are
10 not met there, we go further to the right and look
11 at the area of the site itself, and compare
12 clean-up goals for ecological receptors and see
13 what the aerial extent of that is. Because,
14 frequently, although we have a study area, say, two
15 acres, three acres in size, the actual aerial
16 extent of the contamination, which is above
17 concern, is usually much smaller than that, much
18 more limited in extent. So we have looked at that
19 as another decision point. Again if it is greater
20 than .5 acres, we go into a full FS evaluation. If
21 it's not, we go into what we call an abbreviated
22 Feasibility Study evaluation. And what that is,
23 it's still going through the nine-step criteria
24 that we go through in an FS, however, it's going to
25 be in a matrix form, and we'll be looking at a

1 limited number of clean-up alternatives for those
2 sites. Probably a "no action" alternative,
3 something like a verification sampling, biological
4 sampling, or excavation alternative. And we'll
5 evaluate each of those alternatives for any of
6 those sites that get kicked into this category,
7 again, in a matrix or a box, and it will allow us
8 to process those sites in a streamline fashion.
9 Now getting back to some other changes we
10 made, getting back to our decision criteria. Going
11 down the left-hand side, you can see a "no" coming
12 out of each box. At the bottom, if it passes
13 through each of those decision criteria, and we
14 still have a "no," then we look at -- to see if any
15 hazard quotients exceed 1 for any receptors at the
16 site. And if they do, we evaluate them in a
17 qualitative fashion. And what we mean by that is,
18 we look at the site, we look at such site specific
19 things as rare threatened and endangered species,
20 high value habitat in the forest, its proximity to
21 native plants in the communities, things of that
22 nature. So we'll be evaluating in that regard
23 also.

24 The only sites that would fall out
25 completely, are sites where there were absolutely

41

1 no HQs greater than 1 for any of the receptors
2 evaluated. And I can tell you there's only a small
3 handful of those sites that actually fall out there
4 there will be no FS evaluation, of any kind,
5 based upon ecological risks.

6 So this has changed, significantly, from the
7 last time we talked with you. We're going to have
8 further discussions this week, again, with the
9 regulatory agencies, and so forth, to go over this
10 decision criteria, and to try and get closure on
11 this issue.

12 Not the following table, which consists of
13 four pages, but the table after that, there's a
14 table called Habitat Assessment Summary for PSF/RI
15 Sites. Just thought if you could look at that for
16 a second. Is everybody there? It's not the table
17 immediately following the decision criteria, it's
18 the one after that one.

19 The second column, which is, "Special Status
20 Species at Site," you'll see "nos", and "yeses,"
21 that correspond to those rare, threatened and
22 endangered species, which is that box on the
23 decision criteria, which is to the right of the
24 decision tree going down the left-hand side. The
25 fourth column over, or I should say, I guess, the

42

1 fifth column over, which says, "high wildlife
2 habitat value of forest stand within approximately
3 100 feet," that corresponds to the value of that
4 forest habitat in relation to wildlife, whether it
5 has a high value or was not classified as such by
6 the Park Service. So that column is another one to
7 look at.

8 And the last one to look at is, under the
9 native vegetation community, three columns over
10 from the one I just spoke about, is another "yes,"
11 "no" criteria. And these are, again, based upon
12 the Risk Management Plan, areas that have been
13 identified as high inventory priorities from the
14 standpoint of native plant communities on the
15 Presidio. The two columns to the left of the one I
16 just spoke to you about, just sort of feed into
17 that column to determine whether a site is within a
18 certain area and is a certain type of vegetation, a
19 native plant community.

20 And then finally, the last column to the
21 right sort of summarizes the three decision columns
22 that were in the body of this table.

23 And again, all this information was derived
24 from the Park Service's document, their Forest
25 Management Plan. And again, this is a step we

43

1 hadn't previously proposed in our decision tree.

2 BOARDMEMBER MCKLEROY: On this table,
3 you'll be adding one more column that will say,
4 "yes" or "no," whether it will be included in the
5 FS?

6 BOARDMEMBER BUCK: In the last
7 column, if you see a "yes" there, that means it has
8 been kicked in for a full evaluation based upon
9 these criteria.

10 BOARDMEMBER MCKLEROY: To the FS?

11 BOARDMEMBER BUCK: To the full scale
12 FS. If it's a "no" here, then it will be looked
13 at, the size versus the PRGs. And it could still
14 be kicked up for that reason.

15 Okay. Then go back to the proceeding table.
16 There's four pages, I believe, to this table. And
17 there's still some refinement needed to these. But
18 again, these identify the decision criteria. And
19 on the far right-hand side, we'll see the question
20 -- we still have to determine the size of those
21 particular sites, where you see a question mark to
22 determine whether it gets a full FS evaluation or
23 abbreviated FS evaluation.

24 Now, the concern that Doug raised this
25 morning at the RPM meeting, and basically, we went

44

1 over this stuff during that meeting, too, was we
2 have our categories of receptors, which appear on
3 the third page, and they spill over to the last
4 page. You can see the "B" stand for birds,
5 American robin. "R" stands for raptor, which is
6 the peregrine falcon or red-tailed hawk. Mammal,
7 well, you can read it down there.

8 Doug's concern is that we looked at, for
9 instance, birds and have just characterized the
10 birds as sort of one receptor. Probably more
11 appropriate is receptor grouping, we should have
12 called it, as opposed to receptor. It may be a
13 situation where the morning dove and the American
14 robin, for instance, both exceeded either hazard
15 quotients of 20 or 100, for that matter. It was
16 only counted as one receptor.

17 Now, the reason we grouped them in the manner
18 we did, is because even though the American robin
19 and the morning dove show up as two receptors here,
20 in reality, when we looked at the study available
21 in determining our benchmark value as to toxicity,
22 we basically had to use the same studies. So the
23 same study went into developing the risk for both
24 the morning dove and the American robin. And in
25 our review, we would almost be double counting the

1 value of that counting if we look at the morning
2 dove and the robin individually.

3 Never the less, we did, based upon Doug's
4 concern about this, we did look into the matter to
5 see, in this situation, where we said the site
6 should not be evaluated in the FS, for those sites,
7 to see how, if we counted them individually, how it
8 would effect it. But again, as we looked at the
9 weight of evidence for the Feasibility Study, and
10 the conservative future of our efforts here, we
11 think we did a good job in giving relative weight
12 to each of these receptors and characterizing them
13 in that grouping.

14 So therefore, we hear the concerns that Doug
15 had, and in every case it actually turned out that
16 the lead was the driver and birds were the
17 receptors, so to speak. But again, some toxicity
18 value was used for both of those, so the risk
19 calculated was almost the same for both, so we
20 don't think it was appropriate to count them
21 separately.

22 FACILITATOR KERN: John, would it be
23 appropriate to respond at this point, or should I
24 wait?

25 BOARDMEMBER BUCK: I think that's

1 pretty much what I wanted to go over.

2 FACILITATOR KERN: Well, since you
3 were talking about that, the birds, another way
4 that I looked at it was that perhaps all the birds
5 of that type are possibly impacted, and even though
6 we're calling it one kind of receptor for it, as
7 you mentioned, about five of those sites don't make
8 it into the FS, based on the ecological risk. And
9 some of these numbers are pretty high. For
10 example, a hazard quotient of 600 or 700 -- I mean,
11 does that mean the bird keels over, or what?

12 BOARDMEMBER BUCK: Hardly any of our
13 studies evaluated that you have anything as
14 traumatic as a bird in flight, their wings stop
15 flapping. These are for subtle effects based upon
16 perhaps, reduced egg production, things more of
17 that nature.

18 FACILITATOR KERN: What I have read
19 in the RI -- and by the way, have people been able
20 to get the RI? Not yet. Okay, so we still don't
21 have those. So there's two of us that are reading
22 this. What I have read is that these hazard
23 quotients, you should sort of pay attention to it.

24 So there's a number for the American robin of
25 2000, 3000, is that -- how bad does it have to be?

1 I'm not trying to make a joke out of it. If it's
2 that big of a number, and we're not screening it
3 into the Feasibility Study, is that some indication
4 that we need -- I mean when will the birds be
5 recognized as having a problem?

6 BOARDMEMBER BUCK: Well, again, I
7 think we used many cases, the extremely elevated
8 calculations which we call the HQ high, those were
9 obtained. That data was obtained from the BTAG
10 group, which is that regulatory group which was
11 looking at it on a base-wide basis. And there were
12 multiple uncertainty factors applied to that, which
13 compounded the conservancy of that number, which
14 resulted in some very elevated hazard quotients.
15 So what we wanted to do is take a balanced look at
16 the site or sites, rather, at the Presidio, to not
17 only look at birds, but other receptors, to see if,
18 in fact, it's appropriate to react just to one as
19 opposed to saying, well, okay, due to the ingestion
20 rate, the dermal contact, all the other factors
21 that go into calculating this risk for birds, and
22 looking at it for all other receptors to see if it
23 really looks like there is a problem at these sites
24 as opposed to a calculated value.

25 We think our numbering scheme, that we have

1 proposed, will be protective and ensure that we're
2 not resulting in an area which is going to be
3 detrimental to the environment, that's sort of our
4 approach here.

5 I hear your concern about some of these very
6 elevated hazards quotients, and we have looked at
7 the situation. And, on balance, we think what
8 we're proposing is protective.

9 FACILITATOR KERN: I have a couple of
10 more comments.

11 BOARDMEMBER LOLLI: Who prepared the
12 screening for this?

13 BOARDMEMBER BUCK: We did it, along
14 with our consultant and based upon input and
15 feedback we have gotten from our regulatory
16 agencies.

17 BOARDMEMBER LOLLI: What kind of
18 experienced people are they, that prepared it?

19 BOARDMEMBER BUCK: They're people
20 experience with doing ecological risk assessments.

21 BOARDMEMBER GEMMIL: I just wanted to
22 tell you, John, as a community member who was very
23 upset and very critical of the ecological risk you
24 did last session, I really appreciate the revisions
25 you've made here, and the fact that you listened to

1 the Park Service, and it's very touching.

2 FACILITATOR KERN: I guess I had a
3 couple of other clarifying questions and comments.
4 duplication, I actually did some of the similar
5 work you did, looking back at these numbers. And
6 just so I understand, for a particular site, you
7 have all of the various contaminants that have been
8 identified at a site, and then an exposure point
9 concentration number is developed that gets plugged
10 into the equations.

11 Now for a particular species, what I noticed
12 in the tables for many of these contaminants, it
13 would say, no TBV for a particular receptor, say,
14 the robin for cyanide, would say, no TBV next to
15 it. And then when you go down the list for the
16 American robin, for all the various contaminants,
17 you add up all the individual risks for all the
18 individual contaminants, and you get this final
19 number. So my question is, what does the no TBV
20 mean? Does that mean even though you have a
21 contaminant, say cyanide or benzene, something for
22 that receptor that has not been quantified, are we
23 putting in any kind of a factor to say, well,
24 benzene is pretty toxic to just about every
25 creature out there, but it hasn't been calculated,

1 so is it just zero in that case?

2 BOARDMEMBER BUCK: Basically, just
3 zero. There's no way to assign a value, and that's
4 sort of a standard thing that you do in human
5 health.

6 FACILITATOR KERN: So as I was
7 looking at these tables, many of the contaminants,
8 perhaps half of them, have no TBV next to it for a
9 particular receptor. I was wondering how that was
10 conservative to say that it was zero versus some
11 other factor?

12 BOARDMEMBER BUCK: Well, I think it's
13 conservative, and I mentioned before, you put in
14 these uncertainty factors, which many times lowers
15 the TBV by an order of magnitude. If there's no
16 data out there indicating a particular constituent
17 is toxic or hazardous to any of these receptors,
18 it's really against the procedures for
19 incorporating a value. The risk there, as you
20 might be identifying risks where none absolutely
21 exists, it may drive you to a cleanup when you have
22 no problem, so I think that's sort of the thought
23 process behind it.

24 FACILITATOR KERN: But it's not that
25 people haven't identified, they may just not have

1 done a study on that particular animal with that
2 particular contaminant?

3 BOARDMEMBER BUCK: Well, for many of
4 these receptors that you see in here, a lot of them
5 there was no particular study associated with
6 them. There are similar birds, maybe not the
7 robin, but a finch, just as an example, and you
8 have to extrapolate from that finch to the robin
9 what the toxicity is, and that's where you start
10 using these uncertainty factors which give you that
11 degree of conservancy, and gives you some degree of
12 assurance that you're being protective.

13 FACILITATOR KERN: My concerns, as
14 John stated, have to do with those particular sites
15 that seem to indicate a problem for birds, but
16 because it only says one receptor, doesn't flow
17 through to the ecological risk into the FS. Other
18 comments?

19 BOARDMEMBER CHEEVER: Do you know,
20 offhand, what those five sites are that are
21 screened out by this procedure?

22 BOARDMEMBER BUCK: Totally, let's
23 say. Building 642, and when I say, "screened out,"
24 I mean, these sites where there was no hazard
25 quotient above 1, period.

1 BOARDMEMBER CHEEVER: My question
2 was, if two different types of birds were
3 considered, two receptors, they would be in, but
4 because you're grouping the receptors, they're
5 out. What are those sites?

6 BOARDMEMBER BUCK: That's different
7 from the ones that totally fall out. Because, even
8 though sites that we're talking about fall through
9 the bottom will be looked at in a qualitative
10 fashion in the FS, they won't be the ones that drop
11 straight through the FS without any evaluation. So
12 there is that qualitative look at those sites.

13 I think, and I'm not sure, again, if I did
14 this with Barbara this afternoon, and Doug actually
15 did some stuff also, was 633, 1167, Landfill 4,
16 looks like Building 662 and 1245, I believe. Many
17 of those sites are actually very small in aerial
18 extent, also. There may be one or two exceptions
19 to that.

20 BOARDMEMBER POWERS: I have a
21 question about the qualitative part of the
22 process. Could you just describe that?

23 BOARDMEMBER BUCK: Okay. Some of the
24 things we'll be looking at for those sites, are
25 some of the things that I have identified in the

53

1 diamond going off to the right. Presence or
2 proximity to rare, threatened and endangered plant
3 species. Proximity to forest habitat or high value
4 wildlife habitat in the forest. Proximity to
5 native plants communities. Looking at other site
6 specific factors, such as the number of
7 contaminants there, the magnitude of their
8 exceedence over the respective of the PRGs. Things
9 of that nature will all be looked at in a
10 qualitative fashion.

11 BOARDMEMBER POWERS: In a qualitative
12 fashion. What would that be like? You talk it
13 over and you say, this has shown up, and we have
14 some concerns about it, and we should talk about it
15 and reevaluate it. Is that it?

16 BOARDMEMBER BUCK: It will be sort of
17 a narrative discussion of all these things we just
18 spoke about, and identifying what's wrong or why
19 that site doesn't really warrant anything based
20 upon the fact there's A, B, C, D, E, F, G. There's
21 a possibility in that qualitative assessment, if
22 for some reason, we go through it, even though we
23 have the screening criteria, there may be some
24 other compelling reason to kick it into the full
25 FS, and that would be described in that qualitative

55

1 area, being considered a habitat. Has that changed
2 using this new criteria? I saw on the table there
3 it had a question mark. It said, for further
4 evaluation.

5 BOARDMEMBER BUCK: The only question
6 there is the size, whether it gets the full blown
7 or abbreviated. We have to determine the size of
8 that in relation to the clean-up goals. As I said
9 before, lots of times you have two, three-acre
10 sites, the area that exceeds clean-up goals is
11 usually, we found, almost universally, much smaller
12 than that.

13 BOARDMEMBER MCKLEROY: It might be
14 cost-effective to deal with it for a small area?

15 BOARDMEMBER BUCK: Just because the
16 sheer size is so small it doesn't warrant a
17 cleanup, or some other type of action, as opposed
18 to a full-blown excavation due to the size.

19 BOARDMEMBER MCKLEROY: And those
20 aren't anomalies in the testing, presumably? I
21 mean, those little hot spots -- let's say you find
22 a high incidence of certain chemicals that concerns
23 you, and you filtered it out because it's only a
24 small portion of the habitat. That wouldn't be an
25 anomaly, a reading that was unusually high, that

54

1 assessment. I think our process is rigorous enough
2 that it probably won't happen, but I won't rule
3 that out completely, and that possibility exists.

4 FACILITATOR KERN: Any further
5 comments, or suggestions?

6 BOARDMEMBER YOUNGKIN: The table to
7 the right of the decision diagram on the ARARs,
8 Summary of FS Screening, ARARs/TBCs, is the FS
9 screening process for the ARAR sites different from
10 the sites that are not ARAR sites, or is it the
11 same procedure?

12 BOARDMEMBER BUCK: Right. They will
13 be subject to the nine-step process.

14 BOARDMEMBER YOUNGKIN: So if there is
15 an ARAR that said uncertainty level, or something
16 is required, it doesn't really go into the chart,
17 does it? I guess I'm confused how the ARARs fit
18 into the FS screening process.

19 BOARDMEMBER BUCK: Well, just like a
20 site, if it shows a high risk, gets kicked into the
21 full FS evaluation. A site that has ARARs would
22 get kicked into that full evaluation. It's a means
23 for kicking in a site for the full evaluation.

24 BOARDMEMBER MCKLEROY: The problem we
25 had last time was, for instance, the Building 900

56

1 could have been an error? Let me retract that
2 question. The big difference in this decision
3 diagram, is that your first sift is not the
4 habitat, so you moved that after the HQ sift, and
5 then you evaluated it?

6 BOARDMEMBER BUCK: Yes.

7 BOARDMEMBER MCKLEROY: Okay. That was
8 a good move, I think. All right, thank you.

9 BOARDMEMBER CHEEVER: Is there a
10 differentiation between forest stands and native
11 plant community? Are native plant communities,
12 fields?

13 BOARDMEMBER BUCK: I guess. Forest
14 is a subset of native plant communities.

15 BOARDMEMBER WORK: One thing to
16 remember is that some forest here at the Presidio
17 are not native plants.

18 BOARDMEMBER BUCK: It's called a
19 cultural forest. That is the stuff that was
20 planted by the Army back at the turn of the
21 century. Even though it's not native, it does have
22 a high wildlife value, due to the age of the trees
23 or other factors. I'm not really a botanist or
24 wildlife biologist, but looking through their
25 documentation they do have various criteria for

1 when they look at a forest stand to see why they
2 label it as a high value habitat.

3 BOARDMEMBER CHEEVER: As I was
4 looking at the categories for forest stand, I was
5 wondering, well, what about wildlife that is not in
6 forests, but in fields. Where is that accounted
7 for?

8 BOARDMEMBER BUCK: I think we
9 captured that when we looked at native plant areas
10 that are for native plant communities.

11 FACILITATOR KERN: I think this would
12 be a good time for a break.

13 (Recess taken.)

14 FACILITATOR KERN: So the next part
15 of our meeting tonight is going to be an update on
16 the EE/CAs. We keep referring to them as that, and
17 every once in a while we should mention what EE/CA
18 stands for. It's, Engineering Evaluation Costs
19 Analysis for the Building 600 and 900 area. We
20 have Barbara here to give us a report.

21 MS. COUGHLIN: I received comments
22 and I incorporated those comments into the
23 document. We're going to have a conference call to
24 finalize, and I will incorporate those comments
25 into the EE/CA, and, tentatively, we have plans to

1 have public reviews of the EE/CA on March 24th. So
2 in two weeks. And we'll have the standard notice
3 in the newspaper stating the public meeting, the
4 dates for the public review period. And we'll also
5 hold a public meeting, and if everything goes
6 according to schedule, that public meeting will
7 most likely be the hour before the April meeting,
8 like we've done with the previous public meetings.
9 Any questions?

10 FACILITATOR KERN: I have a question. As
11 far as the public input, are you considering having
12 any sort of working sessions at all, or just the
13 review, through written or verbal comments at the
14 meetings?

15 MS. COUGHLIN: We'll have the public
16 meeting here to answer questions, and then we'll
17 briefly respond in summary. And if anyone has any
18 comments, they are more than welcome to bring them
19 to us.

20 BOARDMEMBER WILKINS: If you have any
21 ideas, Doug, in terms of further support that you
22 may need, we'll do our best to accommodate you.
23 Barbara is our appoint person for that project. I
24 mean, if you were suggesting to do that at a
25 committee meeting, or something like that, we have

1 to see how we can make that possible.

2 FACILITATOR KERN: If we could see a
3 preliminary draft, with the understanding that it's
4 preliminary, we could look at it and get an idea
5 where it's at.

6 BOARDMEMBER WILKINS: Okay. My point
7 is, we'll try to accommodate you and other RAB
8 members, to the maximum extent possible, to help
9 you get through that, and get your feedback and get
10 it incorporated.

11 FACILITATOR KERN: Okay.

12 BOARDMEMBER WORK: Could I just bring
13 up a minor point with regard to the EE/CA? You're
14 calling it an EE/CA, when, in fact, 950 is a RAP.

15 MS. COUGHLIN: No, we revised the
16 cost estimate, and most likely 950 will come under
17 1 million dollars.

18 BOARDMEMBER WORK: So it will be
19 removal action as opposed to being a final decision
20 document?

21 MS. COUGHLIN: Right. They will be
22 incorporated back into the FS.

23 FACILITATOR KERN: Any other
24 questions? We are on to the RPM meeting today,
25 from Mark.

1 BOARDMEMBER YOUNGKIN: The first
2 topic we talked about at the RPM meeting this
3 morning, was Doug Kern, RAB member, presented a
4 proposal to close the missile silos as underground
5 storage tanks. In his proposal, antimony
6 contaminated water would be pumped out and the silo
7 filled to surface grade with some sort of material
8 that we did not decide upon yet. There was a
9 general discussion of the problems of taking the
10 silo and getting access inside of it, and what to
11 fill it with, and the volumes of material and
12 costs. None of that was really worked out. The
13 Corps of Engineers and the Army said they would
14 evaluate it to some extent, and report back later.

15 Topic two, we talked about a Feasibility
16 Study site screening method. It was, basically, a
17 duplication of what we talked about here tonight.

18 Topic three was on the 900 series EE/CAs.
19 The discussion at the RPM meeting revolved more
20 about confining lead contaminated soil from
21 Building 643, possibly the DEH complex, and
22 Building 950 area, and the possibility of using
23 phytoremediation at this one location to clean up
24 the lead contaminated soil. And the idea is that
25 there's a nine-month growing season here. It takes

61

1 six weeks to grow a crop of this mustard plant, so
2 you could get four or five crops into one growing
3 season and reduce the lead contamination in the
4 soil from these different sites.

5 And DTSC was going to evaluate the
6 regulations that would apply to combining different
7 sites together in one location, and there's also
8 going to be a treatability study to see if it is
9 even feasible to treat this soil with
10 phytoremediation.

11 Topic four was Richard Johns of IT. He
12 presented data on the firing ranges. The draft
13 site investigation report is finished. Three sites
14 recommended for further evaluation are the
15 California Highway Patrol range, Building 924 and
16 Crissy Field trap skeet ranges. And at the Crissy
17 Field skeet ranges, polycyclic aromatic hydrocarbons are
18 an issue because they were contained in the skeet
19 material, which is dolomite bound up with some
20 petroleum compound. So IT is working on remedial
21 alternatives to use at these three locations.

22 And it was announced that Building 207 and
23 Building 231, there was additional investigation
24 that began today with hydropunch drilling. And
25 around next week there will be some auger drilling

62

1 to take more soil and water samples for Building
2 207, 231 site. And that's about all we talked
3 about.

4 FACILITATOR KERN: Any questions of
5 Mark? So now we're to Review of Action Items.

6 Going back through tonight's meeting, one
7 item that I mentioned, may have been, perhaps, the
8 budget. Perhaps, if we could understand which
9 items are closed, which items are future, all that
10 kind of stuff, perhaps even with the '98 funding,
11 if that's possible, to put into it.

12 Feasibility Study. We talked about the
13 ecological risk thing, so, there will be meetings
14 this week to follow up on that.

15 EE/CAs are coming out, and that's all we
16 had. I think we're going to carry over Item 6.B.
17 We'll talk to Bob to see if he wants to carry that
18 over. Any other agenda items people have?

19 BOARDMEMBER MCKLEROY: Is there a
20 follow-up on the Coast Guard station? That is, has
21 there been any change in that, David? I know that
22 was a problem as far as the Army waiting to hear
23 from the Coast Guard, whether they were going to
24 have any action on that, or funding. Has there
25 been any change on that? I know Bob Reinhard was

63

1 interested in getting a commitment by the Army.

2 BOARDMEMBER WILKINS: Right. Well,
3 actually the Army has heard from the Coast Guard.
4 We heard from them last year when they sent us a
5 letter acknowledging their responsibility to clean
6 up that site. So, at that point, the issue was
7 when the Coast Guard would get around to cleaning
8 it up. And then it was turned over to a discussion
9 between the Coast Guard and DTSC. I know that
10 Romy's agency sent them a letter. I don't know
11 where they're at in that process now. So, at this
12 point, the Army's role is just standing up to the
13 site, observing what interaction takes place
14 between the Coast Guard and DTSC. So the matter is
15 actually between those two agencies.

16 BOARDMEMBER FUENTES: Right now,
17 David is right. We communicated with the Coast
18 Guard and they showed willingness to provide
19 documents in order to correct what is being
20 investigated. But we still see the benefit of the
21 BCT participation in the process. We know that
22 there's value added in the process because it's a
23 multi-agency group looking at a particular cleanup,
24 so we kind of avoid any kind of future inadequacies
25 with regards to oversight of a site.

64

1 So I proposed a resolution to the dilemma.
2 We asked the Army to participate in the process,
3 and, at the same time, make the Coast Guard
4 responsible for the cleanup. So I have made that
5 proposal to my management, and we haven't come up
6 with a definite solution, but at the next RAB
7 meeting I'll update you. And we recognize there's
8 a lot of interest here, and we recognize that we
9 want to get all the concerns with regards to that
10 particular site.

11 BOARDMEMBER MCKLEROY: Is there any
12 problem with delineating the source of the
13 contamination from Coast Guard and Army? I mean,
14 will there be any problems on assessing the
15 responsibility?

16 BOARDMEMBER FUENTES: It will be
17 difficult for groundwater, because it's the same --
18 we're talking about the same groundwater. So if we
19 find contamination at Crissy Field, it goes by the
20 Coast Guard site, we're talking about one
21 contamination. But with regards to the surface,
22 it's easy to delineate that.

23 BOARDMEMBER MCKLEROY: So that's a
24 good reason to have the BCT working on this. Okay,
25 thank you. I will be looking forward to that

65

1 update.

2 BOARDMEMBER FUENTES: Like I say, it
3 would be different as a draft letter. I'll update
4 by the next RAB meeting, when the letter is
5 analyzed.

6 BOARDMEMBER CHEEVER: How about the
7 Nike missile site? And by the way, I notice that
8 the RI says, on Page 4.4, the U.S. Army is also
9 considering the possibility of pumping the water
10 out of the Nike silos. Is there a time that the
11 Corps of Engineers and the Army know when they
12 might be able to say they would adopt this plan of
13 pumping out and filling in the silos?

14 BOARDMEMBER BUCK: Well, I don't know
15 if we'll be pumping out and filling in the silos.
16 I think we look at the Nike site more from a safety
17 concern than an environmental concern.

18 BOARDMEMBER CHEEVER: There's one to
19 six feet of water in the three silos, or there was
20 at the time of the investigation, right?

21 BOARDMEMBER BUCK: Right. So from a
22 safety standpoint, we have a concern. And the best
23 way to address that is to make sure all of the
24 openings are shut sufficiently. So we've raised
25 some proposals. We're going to be looking at those

66

1 to see what the most cost-effective solution to the
2 problem is. But from an environmental standpoint,
3 our perception is that there doesn't really look to
4 be much of an impact from those silos.

5 For instance, the groundwater, that antimony,
6 isn't showing up in the respective wells. And if
7 it's not an environmental threat, the funding
8 becomes a problem, because we can't do what we call
9 "improvements" with BRAC funding. It has to be an
10 environmental threat to address the human health or
11 the environment. So we're in an evaluation mode to
12 determine how best to address that, and we have
13 some initial or further discussions that we have to
14 have with the regulatory agencies to see what their
15 feelings are. But, as I view things, we put that
16 in there because we did perceive a potential for
17 safety concerns that have to be addressed in some
18 fashion.

19 I guess, what I'm saying is, I don't have an
20 answer for you tonight. I'd say we'll be looking
21 at that in the near future, and evaluating polls
22 that we have received today, at today's RAB
23 meeting. I would hope to, certainly within the
24 month, come up with some type of answer.

25 BOARDMEMBER O'HARA: John, just a

67

1 little clarification on that. Are you talking
2 about remediating the missile sites, whatever that
3 means, or are you talking about some long-term use,
4 or filling in the missile sites? The question
5 raises, in my mind, if it is not an environmental
6 problem, it is only a safety problem in terms of
7 its availability of access. And there may be some
8 use to which that facility could be put. And then
9 it becomes a question of, is it the Army's
10 responsibility to unilaterally make a decision that
11 it is unsafe and fill it in, or is that up to the
12 Presidio Trust or the Park Service? I mean, once
13 you pump it out, and it is sanitized, what risk is
14 there?

15 BOARDMEMBER BUCK: Well, in our view,
16 there's really not a risk from those silos.

17 BOARDMEMBER O'HARA: But would you
18 unilaterally make a decision to fill it in?

19 BOARDMEMBER BUCK: I don't think we
20 could make a unilateral decision to do anything on
21 the Post. I think there will be a lot of parties
22 involved making a decision in that regard.

23 BOARDMEMBER O'HARA: It seems to me
24 has some utility value to it, whatever that
25 might be. And my sense is, that it would be like

68

1 taking down a building, for whatever reason you
2 decide it shouldn't be there because it presented a
3 risk or a hazard, a safety hazard. Obviously, you
4 wouldn't do that. And that's why I'm wondering,
5 why would you do that? Or once you pumped it out
6 and sanitized it, why would you do anything with
7 it?

8 BOARDMEMBER BUCK: Again, I don't
9 think we would propose filling it in.

10 FACILITATOR KERN: I proposed it.
11 And the reason that I proposed it, we sort of
12 bantered it around at committee meetings.

13 There are these silos, and at one point a
14 number was talked about that there were 12 million
15 gallons of water in the silos. So we began to say,
16 boy, could there really be 12 million gallons? We
17 made our own estimates of the volume, and I think
18 we figured that the maximum could be 1.1 million if
19 all three silos were to the brim. So we've been
20 out there and we looked at it, and some of the silo
21 doors are rusted through. So, perhaps, somebody
22 backs a truck over one of them, a number of those
23 kinds of ideas came up. And so the thought was,
24 instead of leaving them just out there, and through
25 discussions with the Park Service, knowing they

69

1 don't have any plans to renovate the silos, to show
2 them off, or whatever, the best thing to do would
3 be to fill it in, then you could cover it over with
4 native plants. And there's some discussion that
5 they're doing that. Now, they're working their way
6 up from Landfill 8, where they're doing native
7 planting. So that's where that proposal came
8 from.

9 BOARDMEMBER O'HARA: I've seen some
10 of the uses, or at least a use, that one of the
11 missile sites over in the Marin Headlands has been
12 used for. I sense, at the very least, if the Park
13 Service wanted a safe place for records keeping, it
14 doesn't get much safer than that.

15 FACILITATOR KERN: Apparently,
16 there's water getting into them, or something like
17 that.

18 BOARDMEMBER MCKLEROY: Is there any
19 follow-up on Mountain Lake Park, any change, any
20 further study? I know we were discussing whether
21 or not we were going to do any further studies on
22 that. Has there been any change on that?

23 BOARDMEMBER WILKINS: Well, we can
24 tell you that it's going to be evaluated in the
25 Feasibility Study. So once again, it's going to

70

1 get another look through, if you will. And if you
2 can believe what you have read in the papers, about
3 a month ago there was an article that talked about
4 the distribution of funds to various areas in the
5 Bay Area, as a result of the airport's expansion
6 into a marshland. And they are paying off the City
7 for that. Supposedly \$500,000 of that money was
8 supposed to go to the Park Service to use for the
9 rehabilitation of Mountain Lake. But I don't know
10 if that's true, because I don't know if I can
11 believe what's in the Chronicle.

12 BOARDMEMBER YOUNGKIN: I think the
13 Board approved that at their last meeting.

14 BOARDMEMBER WILKINS: Well, there's
15 more basis for that to be factual.

16 BOARDMEMBER WORK: There was a
17 concern about whether the Army's sampling was done
18 at the surface, at the bottom of the lake, versus
19 two feet down into the muck. And it turned out
20 that there was a big misunderstanding about that,
21 that it was from the surface, from the bottom of
22 the lake, that it wasn't two-feet deep into the
23 sediment. I don't know if the word got out to
24 everybody.

25 BOARDMEMBER MCKLEROY: So it was two

71

1 feet below the surface?

2 BOARDMEMBER WORK: Water surface, but
3 at the top of the sediment. Which to me was good
4 news, in my reasoning. That is where you would
5 want to take your sampling.

6 BOARDMEMBER MCKLEROY: Where it has
7 most interaction action with the water itself?

8 BOARDMEMBER WORK: Yes.

9 BOARDMEMBER YOUNGKIN: Do we have a
10 new date for the FS release, or projected date?

11 BOARDMEMBER BUCK: We're projecting
12 probably, two and half weeks. So the end of
13 March.

14 FACILITATOR KERN: Any other comments
15 or questions? If you have agenda items that come
16 up, feed them to Mark. Without objection, meeting
17 adjourned. Thank you for your attendance.

18 (Meeting adjourned at 9:20 p.m)

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72

REPORTER'S CERTIFICATE

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3
4 I, Elizabeth Valstad, do hereby certify that
5 the foregoing is a true and correct statement of
6 the testimony and proceedings had in the
7 within-entitled matter and that the same is a full,
8 true and correct transcription of the shorthand
9 notes as taken by me in said matter.

10

11

12 Dated: At San Francisco, California this
13 20 day of Mar, 1997

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Elizabeth Valstad

1 THE RESTORATION ADVISORY BOARD MEETING

5 TUESDAY, APRIL 8, 1997

6 HELD AT

7 THE OFFICER'S CLUB

8 50 MORAGA AVENUE

9 PRESIDIO OF SAN FRANCISCO, CALIFORNIA

10 7:00 P.M.

12 **CERTIFIED COPY**

14 REPORTER'S TRANSCRIPT OF PROCEEDINGS

15 BY: ELIZABETH VALSTAD

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1 RESTORATION ADVISORY BOARDMEMBERS:

2 (COMMUNITY AND TECHNICAL)

3 ROBERTA BLANK

4 JOHN BUCK

5 JULIA CHEEVER

6 ROMY FUENTES

7 BRUCE HANDEL

8 ROGER HENDERSON

9 MOLLY HOOPER

10 REBECCA JEHOEK

11 DOUG KERN

12 LEEANN LAHREN

13 BRUCE MCKLEROY

14 SCOTT MILLER

15 JAN MONAGHAN

16 HOWARD NATHIEL

17 JANE POWERS

18 ROBERT REINHARD

19 JILL STONER

20 BRIAN ULLENSVANG

21 DAVID WILKINS

22 MICHAEL WORK

23 MARK YOUNGKIN

24

25

RESTORATION ADVISORY BOARD MEETING

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1 FACILITATOR KERN: Good evening.

2 Let's get started with tonight's meeting. This is
3 the regularly scheduled meeting of the San
4 Francisco Restoration Advisory Board. I would like
5 to welcome the members of the public, the audience,
6 the regulators, the Army and their contractors. I
7 don't see the City of San Francisco here tonight.
8 The Park Service and Board members, thank you for
9 being here tonight.

10 I'd like to know if everyone has a copy of
11 the agenda, and, if so, are there any additions or
12 changes to the agenda that people would like to
13 make? Okay, seeing none. That could be the first
14 time in three years that that hasn't changed. Any
15 announcements? Moving rather quickly through
16 tonight's agenda. Any Old Business? All right.
17 We're moving to Committee Business, and the first
18 report we have is from Mark.

19 BOARDMEMBER YOUNGKIN: Well, the
20 Technical Review Committee did some work this last
21 month on the Nike Missile Site. At the last RAB
22 meeting there was a discussion of the fate of the
23 underground magazines that are at the Nike
24 Missile Base. And in the discussion there was some
25 very large estimates of volumes for water and the

RESTORATION ADVISORY BOARD MEETING

1 volumes of these magazines.

2 So some members of the Technical Review
3 Committee, Doug Kern, myself and Julie Cheever. We
4 toured the Nike Missile Site and examined the
5 restored underground magazines at that site, and
6 also looked at some of the blueprints at the Record
7 Center. We've come up with some preliminary
8 estimates of volumes for these underground
9 magazines that people can use when thinking about
10 the fate of these magazines.

11 To just briefly summarize, we're coming out
12 with a letter that we'll distribute in a few days
13 to give you all these numbers. The three
14 underground magazines at the Presidio Nike Base
15 have a combined volume that we estimate of about
16 4,121 cubic yards, and that's all three of them
17 together. And presently, as of March '97, there
18 appears to be about 319,000 gallons of water in all
19 three of the structures combined. And during the
20 summer of 1995, there appeared to have been about
21 133,000 gallons of water in all three magazines
22 combined. So it looks like there's about a third
23 of the water in the summer in the magazines as
24 there is in the winter.

25 Each magazine has a large elevator opening,
RESTORATION ADVISORY BOARD MEETING

1 41 to 52-feet long and nine-feet wide, running down
2 the center of mainly one large room. So there is
3 good access into the interior of the magazines.
4 Each magazine contains an hydraulic oil tank and
5 lines with 271 gallons of hydraulic oil. Each
6 magazine has 384 cubic feet of asbestos wall
7 covering and lead-base paint. And one of the
8 concerns is for the deterioration of the oil tanks
9 that are in each magazine, which appears to be full
10 of hydraulic oil.

11 Like I said, we're preparing a summary letter
12 with this data that we will distribute in a few
13 days. Thank you.

14 FACILITATOR KERN: Any comments or
15 questions for Mark, at this point?

16 BOARDMEMBER REINHARD: I just want to
17 remind John about the comments that the Golden Gate
18 National Park Association made about the previous
19 draft Feasibility Study, which, I think, is still
20 our opinion, and that is that Nike Missile silos,
21 themselves, are a waste. They're abandoned
22 facilities and structures.

23 I think that the view of the people who are
24 preparing the RI/FS, is to analyze other
25 possibilities for leaks from the silos, or, can

RESTORATION ADVISORY BOARD MEETING

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1 Starting at a little bit of an arbitrary
2 point in the past. There had always been some kind
3 of awareness that there has been contamination of
4 lead in the soil from weathering or deterioration
5 of lead-base paint from the exterior of both
6 residential and nonresidential buildings at the
7 Presidio, but there hadn't been a lot. In fact,
8 today there still continues not to be a lot of very
9 formal study of the exact magnitude of that
10 problem.

11 But in 1995, there was a report from Versar,
12 which is an Army contractor, that started to alert
13 people to the magnitude of the problem. The
14 results of that study, which were sort of
15 preliminary, were that there were, indeed, very
16 high levels of lead in the soil from lead-base
17 paint from exterior buildings.

18 There was a lot of dispute as to how to
19 address this problem. Dispute about financial
20 matters, about operational concerns, about
21 contracting issues, and there is also a very big
22 legal dispute.

23 The legal dispute -- I can just give my
24 summary -- is that the Army contended, at the time,
25 that it was only required, or only going to

RESTORATION ADVISORY BOARD MEETING

1 hazardous substances travel through them? And
2 under Porter-Cologne, that means something needs to
3 be done about it.

4 FACILITATOR KERN: Further comments?

5 All right, thank you. Now, Leeann, on the
6 Selection Committee report.

7 BOARDMEMBER LAHREN: Doug, if it's
8 okay with you, can I move my presentation until
9 after Bruce arrives?

10 FACILITATOR KERN: Sure. Let's
11 postpone that one until Bruce arrives. With your
12 permission, we'll go to Presentation and
13 Discussions, Item 6.A.

14 BOARDMEMBER REINHARD: Well, I guess
15 this is a postponement of an agenda item that I
16 originally talked about a couple of meetings ago.
17 I just thought it was important to review and
18 recite the history of this issue of cleanup of
19 lead-base paint at nonresidential buildings at the
20 Presidio, because it hasn't been talked about for
21 some time. And since the time we talked about it,
22 there have been a number of significant
23 developments, and I don't know if everybody on the
24 Board is aware of those developments and the
25 importance of this issue.

RESTORATION ADVISORY BOARD MEETING

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1 address, the issue of lead in soil from residential
2 structures. And that the statute, that we all tend
3 to think about, or work under here, which is
4 CERCLA, the Army thought did not apply to lead in
5 soil at nonresidential structures. This view was
6 countered by the arguments of several other
7 parties.

8 During the course of the discussions, DTSC
9 and EPA actually said in writing, that it is their
10 conclusion that CERCLA does apply to the cleanup of
11 lead-base paint at the nonresidential structures,
12 and the state equivalent law, the Hazardous
13 Substances Account Act, applies.

14 So a lot of back and forth went on about
15 that. But there was an agreement to study the
16 issue of lead-base paint at nonresidential
17 structures, and I don't know, maybe you'd like to
18 discuss what the Army was planning to do then.

19 BOARDMEMBER WILKINS: At which site?

20 BOARDMEMBER REINHARD: At
21 nonresidential structures.

22 BOARDMEMBER WILKINS: If it wasn't
23 anything associated with the buildings, nothing.

24 BOARDMEMBER REINHARD: Well, what if
25 it was associated with the buildings?

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WILKINS: Well, we've
2 taken care of that. We have about 50 buildings
3 't, where they are in a Hazard Category 1
4 statement project, that are left to be completed.

5 BOARDMEMBER REINHARD: Well, I guess
6 I could summarize what I thought was going to be
7 the study. But could you describe what the Army's
8 plans were for studying exterior contamination?

9 BOARDMEMBER WILKINS: There are none
10 in nonresidential areas.

11 BOARDMEMBER WILKINS: And could you
12 describe what the Army is doing about exterior
13 contamination in residential structures?

14 BOARDMEMBER WILKINS: Well, that was
15 done by ATG at the last RAB meeting. They're going
16 through and looking at the 80 buildings that were
17 screened over 400 parts per million of the samples
18 in soil. And where there is a risk, based on that
19 risk assessment, they're going to implement the
20 appropriate remedies as described in EPA Guidance.

21 BOARDMEMBER REINHARD: I think
22 another effort that was going on, this was when
23 David Jarret was also part of the Park Service
24 team, although, there was this legal agreement,
25 there was this sort of consensus to move forward

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

11

1 Army's response to the issue about not doing
2 anything about lead-base paint. And in the
3 response from the Army -- well, there was no
4 response from the Army on that particular problem.
5 The Army did respond about some other issues.

6 So I think that just kind of brings us up to
7 today in terms of events. I'd just like for people
8 to be aware of this problem, because first of all,
9 as David said, this is a program to address
10 lead-base paint in the soil at nonresidential
11 structures. There's no difference between the
12 paint on one building and the paint on another
13 building. It's the same paint, it's the same soil,
14 it's the same problem.

15 There are different exposure concerns, of
16 course, and that's an issue that's still up for
17 discussion about what is the scope of remediation.
18 But there is a lot of lead in the soil, and it does
19 cause a tremendous problem.

20 It will be an enormously real problem for the
21 Trust when the time comes to think about how to
22 utilize those buildings, attract tenants, and make
23 sure that the people who use the properties,
24 visitors, office workers, people are going to be
25 going through there all the time, are not only

RESTORATION ADVISORY BOARD MEETING

1 and think about the problem of nonresidential
2 structures. And there was a scheme or an outline
3 plan of how to do a screening study of the problem
4 at those buildings. After David left the Park
5 Service team, as far as I know, as far as there's
6 been public discussion, that effort, at least to
7 address the problem, under whatever legal authority
8 you might care to name, or whatever kind of dispute
9 arose, I didn't hear anything after that about any
10 continuation of that effort.

11 But since the time when this problem arose,
12 there have been some other more recent
13 developments. Probably the most important
14 development is that in January, Michael Work's
15 agency, or the Counsel Office from EPA Region 9,
16 gave a more lengthy, formal discussion of its
17 opinion about why CERCLA does apply to the cleanup
18 of lead-base paint in many nonresidential
19 structures, and this is a copy of that item, and I
20 really urge members of the Board to look at it.

21 Another development that occurred, I guess,
22 is that in February, Senators Boxer and Feinstein
23 and Representative Pelosi, wrote to the Army asking
24 them to respond to a number of issues at the
25 Presidio. Included in that letter was to get the

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

12

1 sufficiently protected, but also have the proper
2 incentives to make the best use of those
3 buildings.

4 This is a problem that is definitely an
5 inherited problem. It comes from the same work
6 that the Army did at a residential building that
7 they did at a nonresidential building. So whatever
8 your legal view, there is no difference in terms of
9 an environmental problem that is caused.

10 Like I say, I think it is very important for
11 people to look at the legal opinion that came out
12 of Region 9, because it does recite the history,
13 and it's an important document in terms of its
14 conclusions. I guess, if I just wanted to read one
15 sentence from it, it would be this:

16 "Lead-base paint in soil
17 constitutes a release of a
18 hazardous substance into the
19 environment as defined in CERCLA,
20 regardless of the source of the
21 lead-base paint. If the Presidio
22 were an NPL site, Section 120-E4 of
23 CERCLA, would require EPA concurrence
24 on remedy selection. EPA would not
25 concur in any Decision Document that

RESTORATION ADVISORY BOARD MEETING

1 completely failed to address a clear
2 human health and/or environmental
3 threat, such as that presented by
4 lead-base paint in contaminated soil
5 around nonresidential structures."
6 I don't know how you can get any more clearer
7 than that, in terms of describing that there is a
8 real problem. And I think that one solution -- I
9 don't know if we need to talk about solutions now,
10 but I am mystified, a little bit, by the idea that
11 there was an effort to, at least, start screening
12 nonresidential structures, and then that effort
13 kind of evaporated.

14 FACILITATOR KERN: Any questions for
15 Bob? Bob, is there a place where people can get
16 that document from the EPA?

17 BOARDMEMBER WORK: I would be glad to
18 get copies for anyone who wants one.

19 BOARDMEMBER REINHARD: I'd also like
20 to mention, that as far as the time schedule, the
21 time frame for thinking about this problem is
22 really just as urgent as everything else we're
23 looking at.

24 BOARDMEMBER YOUNGKIN: The last I
25 heard was that this issue was being discussed at a
RESTORATION ADVISORY BOARD MEETING

1 this, the reason that the discussions were stalled,
2 is because the Park Service and the Army could not
3 come to an agreement as to what structures would be
4 evaluated, what nonresidential structures would be
5 evaluated, by their age. We had identified a
6 certain set of criteria by age, by the proximity of
7 the nonresidential structure to residential areas,
8 and so on and so forth. That point in the decision
9 making process needed to be agreed upon before all
10 of the issues regarding sampling and how it was
11 going to be conducted would have been implemented,
12 and we couldn't get beyond that point. And so the
13 discussions stalled, at that point. The issue was
14 tabled, and it hasn't been resurrected since then.

15 BOARDMEMBER WORK: So if we could get
16 passed that point, things would start moving
17 forward in looking at the nonresidential areas?

18 BOARDMEMBER WILKINS: Well, that's
19 true, if we could get passed that point. But at
20 least here, at installation level, we could not get
21 passed that point.

22 BOARDMEMBER REINHARD: Does that mean
23 it's now back on the agenda with the project
24 managers? I didn't quite get that.

25 BOARDMEMBER BLANK: I guess my
RESTORATION ADVISORY BOARD MEETING

1 higher level between different government
2 agencies. Is that still, basically, what's
3 happening? In other words, it was kicked up to a
4 higher level, and that's where discussions are
5 taking place.

6 BOARDMEMBER WILKINS: I don't know
7 that anything is being discussed, at this point.

8 FACILITATOR KERN: Any comments?

9 BOARDMEMBER BLANK: I just wanted to
10 make a comment. We did submit this proposal to the
11 state, and the Army, formally, through a letter
12 dated July 5th. The proposal, itself, was dated
13 April 22nd, 1996. Thereafter, we got back a work
14 plan from the Army that did not address the
15 nonresidential structures.

16 BOARDMEMBER WORK: My memory is
17 slightly different. There is the embryo of a work
18 plan for nonresidential structures, that EPA
19 commented on in June of 1996. And it's my
20 understanding that -- correct me if I'm wrong,
21 David, -- no further action is being planned in
22 that direction.

23 BOARDMEMBER WILKINS: Well, that's
24 true, that no further action is being planned. But
25 in terms of the specific discussions we had about
RESTORATION ADVISORY BOARD MEETING

1 recollection of that proposal was that the
2 structures had to be so close to a residential
3 structure, that, in effect, they were like a
4 residential structure, and that was a handful, or a
5 very limited subset of the overall number of
6 structures. I guess, we could pick back up on
7 those discussions.

8 BOARDMEMBER BUCK: I'd like to
9 interject something. If there's the perception out
10 there that the letter, the memo, that we received
11 from the EPA, has stopped at the project level of
12 the Army, that's not the case. We have certainly
13 elevated that level and shared that with higher
14 headquarters, and they have reviewed the contents
15 of that letter.

16 And again, the direction that we received
17 from them, to this point in time, is that, that EPA
18 letter is an opinion from Region 9, in that, until
19 such a time as we see this as more of a policy
20 issued by EPA, directed to similar situations to
21 all parties, not just the Army, we still see that
22 as an opinion, and the issue of sampling around
23 nonresidential structures is something, that, to
24 say the least, has not been agreed upon, at this
25 point.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

17

1 BOARDMEMBER REINHARD: I would like
2 to disagree about what you just said. One of the
3 attachments to the EPA memo from Region 9, is an
4 memorandum from EPA Headquarters, which has
5 nationwide application, dated December 20th, 1996.
6 I'll read the conclusion.

7 "You have asked whether EPA has
8 authority under CERCLA to conduct
9 a response action addressing soils
10 contaminated by release of lead
11 contained in paint chips coming
12 from residential buildings and other
13 structures. We believe the statute
14 provides ample authority to do so."

15 So there is a national policy. It's from
16 Lisa K. Freedman, who is the General Counsel of the
17 CERCLA Program at EPA Headquarters. So, like I
18 say, there is a memo on that topic of why the
19 applicability.

20 The other comments that I want to make are,
21 the extent and the seriousness of the problem is
22 really not known. That's one of the issues, there
23 hasn't been enough investigation.

24 Just in the preliminary Versar study, they
25 found lead in soil, up to thousands of parts per

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

18

1 million. In fact, at one spot, 58,000 parts per
2 million. I'm not saying that's the average, but
3 that is one of the examples. As you remember from
4 our Mountain Lake friends, that's the level that
5 killed the swans. So it is a very serious
6 problem.

7 BOARDMEMBER JEHOREK: I don't know if
8 I should just put this in the form of a motion,
9 it's a request on whatever needs to be official.

10 I would request, that at our next meeting we
11 have a response of, action, no action, but
12 something that resolves this. Something that says,
13 there's going to be action, there's not going to be
14 action. Something that's a combined effort of the
15 Army, the Forest, the Park Service and the EPA, so
16 that this is not a continuing issue that's brought
17 up and sits and sits and sits. Something that says
18 we're not going to do something, we are going to do
19 something, and what, by when. A report from
20 whomever is appropriate to make that call, or
21 whomever is going to take it on.

22 FACILITATOR KERN: Well, let's just
23 see if we can get a response from someone, and put
24 it on an agenda somewhere. Is there a project
25 manager's meeting where this could begin to move

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

19

1 ahead?

2 BOARDMEMBER WORK: Just a small,
3 little added bit of history. What I thought was an
4 ideal solution for the problem.

5 In April of last year, we did have a meeting
6 where we talked about the correct statute to
7 address the problem of lead-base paint in the
8 Presidio, and kind of recognized that this is not
9 going to be something that would be answered
10 quickly. So we said, well, let's set the argument
11 about the statute aside and as long as we could all
12 agree on the technical solution to the problem, we
13 would agree, in the case of the Presidio, to not
14 insist on certain statutes.

15 That was the path I thought we were taking,
16 and I thought we were on when EPA commented in June
17 of last year, on that embryo of a work plan, to
18 look at the nonresidential areas.

19 I'd like to get back to that understanding
20 within the BCT, that we could all proceed with the
21 technical solution to this problem. Because I
22 don't think that we're going to answer the statute
23 question to everyone's satisfaction here at the
24 Presidio.

25 BOARDMEMBER REINHARD: And I think

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

20

1 there's good reason to do what Michael is saying.
2 My legal views are well known. I think CERCLA
3 applies, and I've said so in writing, and I don't
4 think there is any big question about it. However,
5 I can understand why any government agent would be
6 hesitant to embrace that idea, because we're not
7 just talking about the Presidio. There are
8 thousands of Army bases all over the country, and
9 God forbid, what if they have to do the same
10 thing.

11 My concern is narrow, I have tunnel vision,
12 and I am only concerned about the Presidio, at the
13 moment. So I would be satisfied, like I say, if
14 the cleanup, the remediation response, that
15 addresses the environmental issue, were the same
16 level, the same level of protection, same scope of
17 response, as if it were a CERCLA clean-up action.
18 You can call it whatever you want, or define it
19 however you want, without entering that quagmire of
20 precedent for other places, because that is not our
21 focus, that's not the question before us. It's the
22 question before the people in Washington.

23 But we have a problem today. We can't wait
24 ten years for people in Washington to think about
25 the answer to this problem.

RESTORATION ADVISORY BOARD MEETING

1 Like I say, the paint that was used on one
2 building was the same paint used on another
3 building, there's no difference. So the suggestion
4 that Michael was just thinking about, for us today,
5 is the way to go, unless there's some compulsion
6 from a government agency to do something else.

7 FACILITATOR KERN: It looks like we
8 have some RAB support, community support, to see
9 that this item gets taken up again. Is there a way
10 that we can encourage the BCT, to a large extent,
11 to take this item on? I guess, if we don't hear
12 very much tonight we could have some sort of a
13 motion, and I'd like to see the group, the BCT,
14 take it on, if there's a way for you to do that.

15 Well, not hearing much of a response, what
16 would be the pleasure of the Board with this item?

17 BOARDMEMBER BLANK: Are you saying,
18 do we support further discussion on this with the
19 BCT? I mean, the Park Service would, Michael said
20 he would. Romy, would you?

21 BOARDMEMBER FUENTES: It's just a
22 matter of following through with what we decided in
23 the past. And I think the Army promised a work
24 plan. And we're kind of disappointed that they are
25 changing the scope of that work plan, because in

RESTORATION ADVISORY BOARD MEETING

1 were going to sample. And the issue was, based on
2 the guidance that we had been given from our
3 headquarters, as a means to, at least, open the
4 dialogue in this issue, we were looking at a
5 certain set of perimeters that would allow us to
6 evaluate certain nonresidential structures.

7 And based on what the Army's view of that
8 was, versus the nonresidential structures that the
9 Park Service was asking to be evaluated, we were
10 far apart on that, and we couldn't come to any
11 agreement. And as that was elevated up to our
12 headquarters, the issue was never resolved. The
13 Army just said, "Look, move forward to cleaning up
14 the area where there is no dispute and confusion
15 about this, and we're going to let the legal folks
16 handle it." And that's where it is.

17 At this point, EPA has put out an opinion,
18 and the Army recognizes it as that, a legal
19 opinion. And until EPA puts that into some type of
20 policy or regulation, the Army is going to continue
21 to move forward with the cleanup in the areas that
22 it has an obligation, in these nonresidential
23 areas, it's going to take no action. That's where
24 we're at right now.

25 BOARDMEMBER HOOPER: I just wanted a

RESTORATION ADVISORY BOARD MEETING

1 the beginning we thought the nonresidential
2 buildings would be part of that work plan.

3 FACILITATOR KERN: So now it appears
4 that most of the BCT is endorsing bringing up this
5 discussion. Is the Army willing to entertain
6 further discussions?

7 BOARDMEMBER WILKINS: That depends on
8 what our headquarters says, at this point. Like I
9 said, we attempted to have this discussion last
10 year, and neither the Army nor the Park Service
11 could get off of ground zero. And without getting
12 off of that ground zero, which I described earlier,
13 there's no way we can go forward with any of the
14 other issues in that work plan.

15 BOARDMEMBER BLANK: Michael made
16 formal comments on the work plan, and I don't even
17 know if there was a response to those comments or
18 not.

19 BOARDMEMBER WILKINS: Michael's
20 issues were mainly dealing with the sampling. His
21 concern was the issue of the validity of composite
22 sampling versus discreet sampling. But those
23 issues were further down in the decision process.

24 In other words, we couldn't even get to
25 sampling if we couldn't figure out what it is we

RESTORATION ADVISORY BOARD MEETING

1 few more facts about this. And I'm sorry, but
2 could you just review with us the total number of
3 nonresidential structures at the Presidio?

4 BOARDMEMBER WILKINS: I don't have
5 that information.

6 BOARDMEMBER BLANK: Maybe we need to
7 step back and do some preparation for more of a
8 technical presentation, that's more informative. I
9 think Bob wanted to raise some issues, get them on
10 the table, initiate some discussion, and we should
11 come back to the RAB with additional information.

12 BOARDMEMBER JEHOREK: Which is also
13 my intention, to set it in a path that will resolve
14 it, now that the issues have been raised. I think
15 it's valid. I'm not intending to set in motion the
16 resolution of that. And I agree, that now is not
17 the time to recollect, etc., it needs to go to the
18 committee, or wherever it needs to go, and report
19 at the next meeting on the progress. But I feel it
20 now needs to be officially back on the task list,
21 rather than, "Gee, weren't we going to do something
22 about this?" So whoever is in charge of that task
23 list, put it in ink, and get back to us.

24 FACILITATOR KERN: I think what we
25 can do is make sure it's on our agenda for the next

RESTORATION ADVISORY BOARD MEETING

1 meeting, and we'll check in with BCT to see where
2 they are.

BOARDMEMBER BLANK: I would suggest

3 at it be at the next RPM meeting, because there's
4 RAB representation at the RPM meeting, and they can
5 hear the discussion and report back as a way of
6 starting out on our preparation here.

7 BOARDMEMBER JEHOEK: It might be
8 useful to have somebody be accounted for that. So
9 who's the appropriate person?

10 FACILITATOR KERN: There are a couple
11 of us attending those meetings.

12 BOARDMEMBER JEHOEK: I'm saying,
13 from the group that is going to have the discussion
14 or make the decision. Somebody who could be
15 officially speaking for, not just reporting on, but
16 speaking for that decision-making process.

17 BOARDMEMBER WILKINS: There may not
18 be a decision-making process. The Army's position
19 is, right now, to take no action with the
20 nonresidential areas in terms of lead in soil, if
21 there is lead in soil in those areas.

22 BOARDMEMBER JEHOEK: I'm not saying
23 go, no-go decision. I'm just saying, if it's in
24 progress, it's being discussed, as opposed to this

RESTORATION ADVISORY BOARD MEETING

1 So the knowledge of what sort of abatement
2 process will be necessary, I think, is something
3 that we could do as a RAB, because we've got the
4 technical ability to go through and find out what
5 the abatement process needs, what it costs, what it
6 does, because it's being done in the residential
7 areas.

8 So if we could go ahead without simply
9 looking toward what answer that may not be
10 feasible, but go ahead with an ability to give that
11 knowledge to either the tenants who come in or
12 whoever comes in to run these properties, that
13 maybe part of their costs. There's that certain
14 point where the cost will be absorbed by some
15 institution, that's a possibility. Otherwise, the
16 Presidio is not going to be viable as an economic
17 entity.

18 But anyway, the idea is not to look towards
19 one answer out of this process, because that may
20 not work. I've heard the word "work plan" brought
21 up. I'd like to see, specifically, what that may
22 be, just to see if that's an abatement process
23 procedure, or what that is.

24 BOARDMEMBER HENDERSON: The work plan
25 is a plan for just sampling around buildings. That

RESTORATION ADVISORY BOARD MEETING

1 just being brought up and nobody knows what's going
2 on. So the statement that there is no action is a
3 resolution.

4 BOARDMEMBER WILKINS: Yeah, that's
5 what I'm saying right now, yes.

6 FACILITATOR KERN: All right. I
7 think we've raised the issue. Any other comments?

8 BOARDMEMBER MCKLEROY: Well, it does
9 seem to me that we may be working toward -- we're
10 setting up a process, whereby, we already know what
11 we want the answer to be, which is, the Army is
12 going to say, yes, we're going to clean up the
13 nonresidential buildings, lead sites, on the base.
14 Which I certainly see that there's an indication
15 that there's a distinct possibility that that may
16 not happen.

17 So let's say that does not happen 15 years
18 down the line, or ten years down the line. You've
19 got these properties, they're run by the Trust,
20 they're not just going to sit there and -- somebody
21 is going to test them for lead between now and
22 then. So either the Park Service or the trustees
23 of the Trust, are going to have to set up a plan,
24 whereby, their tenants are going to have to make
25 improvements, which will include lead abatement.

RESTORATION ADVISORY BOARD MEETING

1 was prior to us giving any Army guidance. This is
2 a very large issue, I think everybody understands
3 this. It not only affects DOD, the Army, Air Force
4 the Navy, but it also affects other federal and
5 local agencies, anybody that owns a dwelling
6 dealing with lead-base paint on it that is peeling
7 and falling into the soil. I mean, this is what
8 they have to worry about.

9 So this is like a national issue. That's why
10 the Army is very concerned about exactly what's
11 going on with every other agency. It's not just an
12 Army problem or DOD, it's a very big issue.

13 BOARDMEMBER MCKLEROY: It's not only
14 the government, but we see it in other sectors, so
15 it's not going to go away.

16 FACILITATOR KERN: All right. Any
17 other comments on this topic? Okay. The next item
18 is, Community Perspective on Landfills.

19 I should put my other hat on and at least
20 tell that you I'm going to make this presentation
21 as a community member. I say, Community
22 Perspective and I'll explain what I mean by that.

23 At our RAB committee meetings, I brought to
24 the attention of those committee members my
25 analysis of Presidio landfills, and have discussed

RESTORATION ADVISORY BOARD MEETING

1 some ideas with those committee members. I was
2 encouraged by the responses enough to write a
3 letter and come up with a series of what I would
4 call, what I do call, The Presidio Landfill Closure
5 Principles.

6 A little background, for those of you in the
7 audience who don't know.

8 There are 17 sites at the Presidio that I
9 consider to be landfills. Those sites are
10 characterized in a variety of ways by the Army as
11 landfills, fill sites and disturbed areas,
12 depending upon what was deposited in those sites,
13 and what was later found through the Army's
14 examinations of the sites.

15 The landfills, to a large degree, had
16 components of municipal waste, some hazardous
17 waste, fill construction debris, things of that
18 nature. According to the Army's description, the
19 fill sites contained mostly fill debris,
20 construction debris, and not a large degree of
21 hazardous waste.

22 And the final sites, were the disturbed
23 areas, and these are principally over on the cliff
24 above Baker's Beach. There are a variety of
25 materials, seem to be construction debris, road

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

31

1 or remedy design, without there being a process
2 where the community understood what was going to
3 happen. So I inquired a bit more, and there
4 appears to be what is called a "presumptive remedy"
5 in the case of landfills.

6 A Presumptive remedy, is the remedy where the
7 idea is that since landfills have been studied a
8 lot across the country, usually finding the same
9 things, people spend a lot of money discovering
10 that they contain much the same items, and then go
11 through a whole bunch of processes to do eventually
12 the same things, like to cap it or to dig it up and
13 haul it away.

14 Well, the presumptive remedy is containment
15 by a cap. Well, that was really not, when I got on
16 the Board, something that I saw with these
17 landfills, and I did not anticipate that people
18 would be moving ahead with those kinds of remedies
19 without some sort of discussion going on.

20 So I'm going to bring that to the attention
21 of RAB members, that people are actually moving
22 ahead, it seems to me, on these kinds of remedies,
23 particularly on Landfill E.

24 I have also learned, that there seemed to be
25 some discussion about doing something, some amount

RESTORATION ADVISORY BOARD MEETING

1 debris, things of that nature.

2 So noticing that we had this large set of
3 sites that were strewn, in my view, over the
4 Presidio property, and having sat on this Board now
5 for three years, and seeing what was coming, I
6 wanted to raise a little bit of awareness among RAB
7 members, and those people in the public, as to what
8 I view was going to be the disposition of those
9 sites.

10 It seems to me, if I could speak generally
11 for just a bit, that there has been some
12 discussion, some money actually spent on Landfill
13 E, in particular.

14 Landfill E is one of the largest, if not the
15 largest site, close to volume and total cubic yards
16 to Fill Site 1. About 45,000 cubic yards, or so,
17 of material. At Landfill E there are a number of
18 different ways associated and deposited there. And
19 the discussions that I've heard, having
20 participated in some meetings, there have been
21 preliminary designs for capping this landfill.
22 Capping or perhaps putting a dirt cover on the
23 landfill.

24 Now I found that to be interesting, that
25 there would be money spent already on the remedy,

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

32

1 of remediation, at Landfill 2, perhaps removing
2 some of that landfill. But I have not been able to
3 ascertain that much else is going to be done. My
4 reading of the remedial investigation, various
5 screening tools, management tools that we've seen,
6 seem to indicate to me that there's preference to
7 not do very much with these sites.

8 So, in response to that, I have brought to
9 the table my views on the Presidio landfills. The
10 way I did that is, I sent a letter to David. I
11 just thought I would check with you to see if you
12 got that letter.

13 BOARDMEMBER WILKINS: I don't believe
14 so.

15 FACILITATOR KERN: Well, you were
16 the one I sent it to first, so I apologize if this
17 seems to be sprung on you at this meeting.

18 BOARDMEMBER WILKINS: I'm flexible,
19 don't worry.

20 FACILITATOR KERN: Well, thank you.
21 I sent a letter to David, and just so you know, at
22 the bottom of that were all the copied people,
23 which include the regulators and the RAB members,
24 so they all know something that you don't know,
25 which is my thoughts regarding the landfills.

RESTORATION ADVISORY BOARD MEETING

1 One of the items that I mention on this, is
 2 the presumptive remedy issue and Landfill 2. And
 3 item that I have highlighted here, is that I
 4 believe the direction of remediation for the
 5 Presidio landfills is wholly inadequate for, and
 6 entirely inconsistent with, the future needs and
 7 reuse of the park. I don't foresee having these 17
 8 sites scattered around the Presidio to be
 9 appropriate, and that other things ought to be
 10 considered.

11 And so I developed a set of eight principles
 12 that I thought could be considered when discussing
 13 the landfills. And I'll just review those
 14 quickly. Unfortunately, you haven't been able to
 15 see the principles so, I'll educate you, as well.

16 Principle No. 1 would be -- and I also
 17 included in that package of material, a document
 18 from the EPA, April 1996 Guidance, entitled,
 19 Application of the CERCLA Municipal Landfill
 20 Presumptive Remedy to Military Landfills. So that
 21 was also included in the document.

22 Back to Principle No. 1. One possible thing
 23 that we could do, would be to consider
 24 consolidating waste. That could be at the Presidio
 25 or off site at another landfill, that would reduce

RESTORATION ADVISORY BOARD MEETING

1 Presidio.

2 So it's important to also know that we need
 3 to have flexibility of reuse scenarios here at the
 4 Presidio, given the uncertainty of what the Trust
 5 may wish to do with various properties. I would
 6 not like to see any kind of land restrictions, deed
 7 restrictions, institutional controls placed on
 8 parcels for the foreseeable future.

9 Principle No. 4. Clear waste from
 10 groundwater saturation zones. Table 9.0-1, in the
 11 Army's remedial investigation, which I attached to
 12 this document, actually describes some of the
 13 historical use of where waste was placed. Among
 14 those placed in a valley bottom, placed in a
 15 ravine, deposited in a low drainage area, these are
 16 the sites where landfills were constructed.

17 Well, those are also the sites where we have
 18 natural seeps, springs, creeks, things of that
 19 nature, and that's why we have groundwater still
 20 percolating through some of these sites, at least
 21 on a seasonal basis. So under the principle of
 22 "separating the waste from the groundwater saturation
 23 zones, waste should be removed from those sites so
 24 we don't have recurring seasonal contamination of
 25 the groundwater.

RESTORATION ADVISORY BOARD MEETING

1 the toxic footprint, or at least the contaminated
 2 footprint, that is resulting from these scattered
 3 landfills at the Presidio.

4 Principle No. 2. Relocate small landfills.
 5 We have among these 17 sites, many of them that are
 6 quite small in the nature of 2000 cubic yards, 4000
 7 cubic yards, that size.

8 And under this guidance, that I included in
 9 the document, landfills are recommended not to be
 10 moved if they are over 100,000 cubic yards. Most
 11 of our landfills are under 10,000 cubic yards, and
 12 none of them are over 100,000 cubic yards. So, in
 13 my view, all of the landfills at the Presidio are
 14 candidates, actually, for excavation and off-site
 15 disposal.

16 Principle No. 3. This is what I call, "Reuse
 17 of national park lands should be unrestricted."
 18 The Park Service's General Management Plan
 19 Amendment of July, 1994, thoroughly discusses the
 20 reuse of the park. It talks about the goals, the
 21 visions, what people want to do here in the
 22 future. I think it's important that we, at this
 23 time, remember the vision of that document, and
 24 consider that these landfills are here and they
 25 will restrict the use of various sites around the

RESTORATION ADVISORY BOARD MEETING

1 Principle No. 5. Several of us have visited
 2 the local San Francisco transfer station, where
 3 hundreds of trucks every day deposit vast
 4 quantities of our municipal garbage, and then a
 5 hundred trucks a day travel to a landfill in the
 6 Altamont Pass. At the transfer station -- it's
 7 located across the freeway from Candlestick Park --
 8 there are large piles of construction debris that
 9 are being recycled.

10 So Principle No. 5 is recycled, building and
 11 construction debris. Much of the material, as
 12 indicated in the reports, is debris, fill and
 13 rubble. And, in my view, these materials are now
 14 commonly recycled and need not be sent to a
 15 landfill. So I think recycling the appropriate
 16 materials would reduce, significantly, the off-site
 17 disposal costs.

18 Principle No. 6. This would be to consider
 19 the costs of off-site disposal after other
 20 threshold issues have been discussed. I have to
 21 say, that when I brought this item up, about,
 22 "Can't we remove the landfills?" "Oh, it's just
 23 way too costly, we can't do such things." Well, I
 24 have not seen what it would cost to do such
 25 removals. And I don't believe it's proper for the

RESTORATION ADVISORY BOARD MEETING

1 lead agency, or the agency that's implementing the
2 cleanup, to state, just offhand, that it's going to
3 cost too much to do anything else, so, therefore,
4 we're going to do a presumptive remedy. In
5 particular, land reuse and community acceptance
6 should be ascertained before a presumptive remedy
7 is implemented.

8 The Administrative Record must contain site-
9 specific information documenting how the
10 presumptive remedy satisfies, among other
11 site-specific remedy selection criteria, community
12 acceptance. And that's also contained in this
13 document, the EPA Guidance.

14 So I don't know that anyone else has been
15 contacted regarding their acceptance of a
16 presumptive remedy at the Presidio, but I don't
17 think so. And, in particular, since this is the
18 Army sponsored community input advisory group, we
19 should certainly be consulted in that regard.

20 Principle No. 7. The Presidio has a special
21 status as a national park. When I joined this
22 Board, I walked the sites. I looked at the them
23 and I read the documents. And I also caught the
24 fever of how this place could become an incredible
25 national park.

RESTORATION ADVISORY BOARD MEETING

1 it. And I want this group to also weigh-in on what
2 they feel on the subject. Depending on those
3 results, we'll take it to a broader audience and
4 see how it is accepted there.

5 So I appreciate your time. I did request
6 comments on my letter to David. He certainly can't
7 respond to it, yet. I did receive some comments.
8 So I've written an additional letter, and I could
9 actually give you that one in person. And I'll
10 pass around copies of this letter. This should
11 clarify, if anybody had any questions about how I
12 felt about the issues, exactly how I feel about
13 that, my own opinion.

14 What the letter essentially says, and it was
15 commented on that in those landfill closure
16 principles. And in my letter, I did not comment on
17 the remedial investigation, the risk assessment
18 aspect of the landfills. And I realized why I
19 didn't comment on the landfill risk assessment. I
20 felt that it was a very technical subject. That if
21 we get into it too much, people tend to glaze over,
22 and it's not a subject that I tried to approach in
23 this setting.

24 But upon further consideration, I agreed that
25 it was a topic that needed to be brought up here,

RESTORATION ADVISORY BOARD MEETING

1 Certainly, I don't think that we can treat
2 this as just any other base. In fact, I believe
3 the Army fully recognizes it, and has stated the
4 importance of the historical and recreational
5 resources at the Presidio, and its unique status
6 among base realignment and closure sites.

7 So everybody knows that this is a special
8 site. It's happening on our watch, and I want to
9 see that good things happen to these landfills, in
10 consideration that the Presidio has this special
11 status, that everybody recognizes.

12 And finally, the last principle, and I do
13 appreciate your patience with me for going through
14 all this.

15 The clean-up remedy, whether it's a
16 presumptive remedy or the final remedy that goes
17 through a feasibility study and the works, it
18 should be, according to the National Contingency
19 Plan, assessed against nine evaluation criteria,
20 with the ninth criterion, being that, it should be
21 acceptable to the community. Well, what actually
22 does community acceptance mean? Well, from my
23 point of view, it started with me, personally.
24 What do I think about it? I brought it to the
25 committee. Now I'm seeing what they think about

RESTORATION ADVISORY BOARD MEETING

1 and so I included some initial comments in that
2 letter regarding the risk assessment. In
3 particular, I set an example of the seep at
4 Disturbed Area 1, where there is a seep at the
5 bottom of this landfill, disturbed area, whatever
6 you would like to call it. There are high levels,
7 or elevate levels of lead detected there. The risk
8 assessment showed high hazard indexes for various
9 receptors.

10 But the comment in the risk assessment in the
11 remedial investigation -- I guess, I feel that the
12 risk, the uncertainty that's inherent in these
13 processes, is being transferred away from Army
14 responsibility, when possible. Now, why do I say
15 that? I know, in talking to Roger and John, and
16 all the various folks that have been involved in
17 the risk assessment process, they continue to
18 mention a great uncertainty that is involved in the
19 variety of perimeters in these large extended
20 equations.

21 In other words, we have a comment like this,
22 and there are many of them.

23 "Although there are exceedences from between
24 10 to 1000, because the area is small and also
25 could be seasonal, the habitat is too limited to

RESTORATION ADVISORY BOARD MEETING

1 support populations of receptors, only isolated
2 individuals may be affected. Therefore, further
3 evaluation at this location is not warranted from
4 a perspective of ecological risk."

5 Well, to me, I read that and I read it to
6 say, we are willing to place the risk of the
7 uncertainty onto the creatures, the animals, the
8 plants, rather than to accept the responsibility
9 ourselves for cleaning it up. That's one way to
10 read it, that's how I read it.

11 So I have spoken long enough. I have in
12 front of me what I put together, a resolution that
13 I'll pass out. And as that is going around, I
14 would like to entertain any comments that people
15 have with everything that I've talked about. Thank
16 you for your attentiveness. Any thoughts from
17 committee members, people who have read what I have
18 sent to you?

19 BOARDMEMBER REINHARD: I have a
20 question about the letter that you passed out.
21 This quotation says, "exceedences are between 10 to
22 1000." Is the 10 to 1000 the hazard quotients?

23 FACILITATOR KERN: I believe that's
24 correct. It didn't say that right in the
25 paragraph. It didn't say what the exceedences were

RESTORATION ADVISORY BOARD MEETING

1 about it tonight -- has any response to one of
2 several points you brought up. The point about
3 discussing with the community, the presumptive
4 remedy. Is that something you plan to discuss with
5 us, or will it ever be on the agenda to discuss
6 with us?

7 BOARDMEMBER BUCK: Well, certainly
8 any remedy that is proposed for these landfills
9 will be part of the FS, and subject to public
10 comments. So there will be ample opportunity to
11 comment upon that.

12 We were looking awhile back at any
13 opportunity to accelerate cleanup where at all
14 possible. And looking around, we had some
15 discussion, and Landfill E seemed to be one of the
16 least contentious sites. Maybe a cap would be
17 appropriate. So we took -- at risk -- the
18 initiative to, at least, initiate some action on
19 the part of, I don't know if it was IT or
20 Montgomery/Watson, to look into the design process
21 there.

22 It was not meant to circumvent anybody's
23 opportunity to comment on it, it was just thought
24 to be an initiative to accelerate things. So when
25 we get to that point, we would be more in a

RESTORATION ADVISORY BOARD MEETING

1 for. But, I believe, that's correct.

2 BOARDMEMBER LAHREN: I'd just like to
3 thank you, Doug, for taking the initiative for
4 looking into this issue. And I thought your
5 presentation was very informative. So thank you.

6 BOARDMEMBER BUCK: Did I get a copy?
7 When did you send your letter out?

8 FACILITATOR KERN: I had anticipated
9 that David would distribute them, so my apologies.

10 BOARDMEMBER WILKINS: I would have,
11 as I would always do.

12 FACILITATOR KERN: I anticipated that
13 he would have given it to all your guys. So I'm
14 very hopeful that you will receive it, somewhere,
15 somehow, and if not, again, my apologies. And I
16 will certainly deliver another copy.

17 BOARDMEMBER WILKINS: It wasn't in
18 the mail today.

19 FACILITATOR KERN: Is there anybody
20 else among the community members that didn't
21 received it?

22 BOARDMEMBER CHEEVER: Well, I share
23 many of your concerns, and also want to thank you
24 for all the effort you've put into it. And I was
25 wondering if the Army -- although just hearing

RESTORATION ADVISORY BOARD MEETING

1 position to move forward rapidly.

2 BOARDMEMBER CHEEVER: So we'll have a
3 chance to comment on it through the Feasibility
4 Study?

5 BOARDMEMBER BUCK: Yes.

6 BOARDMEMBER WORK: The EPA has
7 bought, totally, the concept, in some instances,
8 that it's appropriate to have a presumptive remedy,
9 just because based on thousands of cases of
10 experience, in a certain scenario, the remedy
11 always turns out to be the same. Now, that, by no
12 means, should be interpreted that the FS evaluation
13 process or another alternative process is be
14 circumvented, that's not the case.

15 BOARDMEMBER CHEEVER: Well, I have
16 another question. Another concern I share, is the
17 possibility of groundwater getting contaminated by
18 filtering through these landfills, and especially
19 groundwater that might get into the restored
20 wetlands at Crissy Field and other areas. Do you
21 have any thoughts about that?

22 BOARDMEMBER BUCK: One aspect of the
23 FS will be looking at some of the landfill
24 groundwater data that has been generated after
25 several quarters of sampling. So that is a

RESTORATION ADVISORY BOARD MEETING

1 component that will be looked at in the FS.

2 BOARDMEMBER CHEEVER: I know the
3 weather is something that humankind can't do
4 anything about, but has there been any thought what
5 the groundwater sampling would happen to be during
6 the time that the remedial investigation was
7 affected by the fact that there was a drought
8 then?

9 BOARDMEMBER BUCK: Well, we now have
10 many quarters of sampling over various seasons.

11 BOARDMEMBER HANDEL: We've been
12 putting out quarterly monitoring reports for all
13 those landfills that have wells in them. So
14 there's quite a history of monitoring at all the
15 landfills through droughts, through heavy rainy
16 seasons, too.

17 BOARDMEMBER POWERS: At the risk of
18 some redundancy, could you talk about the sampling
19 process, historically? Could you just explain it?

20 BOARDMEMBER BUCK: From the wells,
21 themselves?

22 BOARDMEMBER POWERS: Yes. How do you
23 do it? If you were to go out to Landfill E, from
24 the very beginning, what did you do? You looked at
25 the site and said, well, we're going to sample here

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

47

1 specifications were followed for the analytical
2 method, and so forth. It's a pretty rigorous
3 process.

4 BOARDMEMBER POWERS: And are the
5 norms statistically determined, or are they based
6 on the site?

7 BOARDMEMBER BUCK: Well, they are
8 compared. I mean, once you get this data, then you
9 look at it from the standpoint of, are trends
10 developing, and so forth. Comparing them from one
11 quarter to another. And on an annual basis, you
12 come up with a conclusion, based on that
13 information.

14 BOARDMEMBER MILLER: I'd just like to
15 follow up on community acceptance, because I didn't
16 quite understand the answer.

17 First, I want to thank Doug, also. I thought
18 that was a really well thought-out set of
19 principles. I also support that.

20 With respect to the community acceptance,
21 that's one of the nine criteria. How is that
22 positively brought into the process of evaluating
23 each alternative? You had responded by saying what
24 happens is, after the FS is issued. What do you do
25 to give the public a chance to comment on the FS

RESTORATION ADVISORY BOARD MEETING

1 or there, and then what happened?

2 BOARDMEMBER BUCK: Well, it was an
3 interim process. In many locations wells were put
4 in, and then their well array was supplemented.
5 Once the wells were put in, actually, all the wells
6 on the Presidio, not just the landfills, were
7 incorporated into the Montgomery/Watson quarterly
8 monitoring program, so on a quarterly basis, four
9 times a year, those wells are sampled.

10 A set of perimeters are looked at, metals,
11 organics, so forth. And they're sampled on a
12 quarterly basis. Analytical data is looked at, and
13 there's quarterly monitoring reports put out. So
14 the wells are first purged, they take the water out
15 and the fresh water is drained in, they're sampled,
16 sent to the laboratory, results go through a QA/QC
17 process to make sure the results are valid. After
18 that time, the groundwater flow directions are
19 analyzed, based upon the water levels in the
20 wells.

21 BOARDMEMBER POWERS: How do you
22 determine that a sampling is valid?

23 BOARDMEMBER BUCK: Well, you have
24 chemists looking at data, checking a variety of
25 perimeters from the laboratory to make sure all the

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

48

1 after it's issued? My understanding is, the nine
2 criteria will be processed into the FS. So I'm
3 wondering, how is community acceptance brought into
4 that process in advance of issuance of the FS? Is
5 it considered as one of the factors?

6 BOARDMEMBER BUCK: Ahead of time,
7 it's probably somewhat of a, I don't know, a value
8 judgement, as to what the community's opinion has
9 been up to that point in time. I know, when you
10 make your final decision, that has to be really
11 brought into play after you've gotten back the
12 community input in the raw stage, and so forth.

13 So I think, ahead of time, you probably look
14 at all these things from the standpoint of what
15 you've heard to that period of time. But, I think,
16 a final decision is made at a raw stage after
17 you've gotten that input from the community in the
18 form of comments.

19 BOARDMEMBER MILLER: Aren't the nine
20 factors considered in developing the FS when you go
21 through the alternatives?

22 BOARDMEMBER BUCK: Correct. And they
23 will be looked at in the FS. That's part of the FS
24 process.

25 BOARDMEMBER MILLER: So my question

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

49

1 would be, is there a positive requirement to seek
2 out community input, or is it just if somebody
3 raises the issue in advance of the issuance of the
4 , that it will be brought into the process?

5 BOARDMEMBER BUCK: I think that's
6 pretty much how it's done, generally. You have to
7 have some sort of feedback to be making some
8 judgements regarding the community acceptance.

9 BOARDMEMBER MILLER: So there's no
10 basis for active solicitation of that information?

11 BOARDMEMBER BUCK: Not to my
12 knowledge, before the FS is issued.

13 BOARDMEMBER BLANK: Well, I think the
14 concept of implementing a community relations plan,
15 and having other avenues for comments other than
16 just the formal comment period on the proposed
17 plan, the way you're supposed to gather input. One
18 of the concepts is the RAB, that's part of the
19 community relations plan. I'm not saying it's
20 prefect, because like you're saying, maybe you
21 weren't given the advantage of a formal
22 notification of this presumptive remedy to comment
23 on.

24 But the concept is that you have some kind of
25 community relations activities going on, prior to

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

51

1 going to see that until the last minute.

2 FACILITATOR KERN: It was actually
3 suggested at one of the committee meetings that
4 this kind of resolution, or comment process, could
5 go on at various other sites, so that community
6 input would certainly be established on the
7 record.

8 If there are no further comments, I would
9 just like to take a moment to read this resolution
10 that I put around, if you would allow me to.

11 Presidio of San Francisco
12 Restoration Advisory Board

13 RESOLUTION

14 Excavation, Recycling and Off-site Consolidation
15 of Presidio Landfills, Fill Sites and Disturbed
16 Areas

17 WHEREAS, the Presidio of San Francisco
18 Restoration Advisory Board desires to give the Army
19 unequivocal advice and guidance regarding Presidio
20 landfills, fill sites and disturbed areas; and

21 WHEREAS, numerous Presidio landfills, fill
22 sites and disturbed areas are situated throughout
23 Presidio National Park lands, creating an

24 unnecessarily broad "toxic footprint"; and

25 WHEREAS, the landfills, fill sites and

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

50

1 these studies, so you can make some reasoned
2 statement regarding whether you perceive community
3 acceptance or not, and then it gets confirmed and
4 the responses get factored into the decision
5 making.

6 There's really not an opportunity for comment
7 on the response in the summary, because that's the
8 point at which you've issued your decision. I
9 think CERCLA has provisions for what citizens can
10 do if they are not happy with the Record of
11 Decision.

12 BOARDMEMBER REINHARD: Well, I was
13 thinking, what people have been saying has made me
14 think -- I don't mean to get off the topic of
15 landfills, which I agree, was also well
16 represented.

17 Just as an example. Another document where
18 we are not having this opportunity, are these EE/CA
19 documents that are being developed for the Building
20 900 series. We are not getting any advance
21 opportunity to participate as we have on every
22 single other document. And I agree with what you
23 said, not only as it applies to landfills, but
24 every other part of the park, and that is another
25 example where that process is lacking. We're not

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

52

1 disturbed areas at the Presidio are considered
2 small from a regulatory guidance perspective; and
3 WHEREAS, institutional controls or deed
4 restrictions at the landfills, fill sites and
5 disturbed areas could limit reuse; and

6 WHEREAS, a variety of wastes are now
7 contained in groundwater saturation zones at
8 Presidio landfills, fill sites and disturbed areas
9 and may be sources of ongoing and future
10 contaminant releases to the environment and

11 WHEREAS, the landfills, fill sites and
12 disturbed areas at the Presidio contain a variety
13 of recyclable materials; and

14 WHEREAS, excavation and off-site disposal of
15 landfill, fill site and disturbed area materials
16 has been routinely dismissed as prohibitively
17 expensive without sufficient written estimates,
18 justifications and comparison with the costs of
19 recycling or fully-funded monitoring and
20 maintenance of containing wastes in place; and

21 WHEREAS, the Presidio's future reuse and
22 status as a National Park must be carefully
23 protected so that it meets its fiscal goals of
24 self-sufficiency; and

25 WHEREAS, the containment of waste at the

RESTORATION ADVISORY BOARD MEETING

1 Presidio of San Francisco is inconsistent with the
2 vision, goals and reuse scenarios of the Park; and
3 WHEREAS, presumptive remedies have been
4 selected for certain Presidio landfill sites
5 without community acceptance and monies have been
6 expended toward those efforts now, therefore,
7 BE IT RESOLVED THAT, the Presidio of San
8 Francisco Restoration Advisory Board fully endorses
9 the Presidio Landfill Closure Principles; (see
10 attached) and

11 BE IT FURTHER RESOLVED THAT, the Army should
12 immediately cease Presidio landfill presumptive
13 remedies that have not been approved by a Final
14 Remedial Action Plan for the Presidio; and

15 BE IT FURTHER RESOLVED THAT, if it has not
16 already done so, the Army should seek funding for
17 removal of Presidio landfills, fill sites and
18 disturbed areas;

19 BE IT FURTHER RESOLVED THAT, with few
20 exceptions, the Presidio landfills, fill sites and
21 disturbed areas should be excavated, fill materials
22 recycled where appropriate, and remaining materials
23 and hazardous waste consolidated at modern,
24 appropriately designed and monitored off-site
25 disposal facilities.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 cost studies, the alternatives, the possibility and
2 feasibility of working with various scenarios, I
3 don't see that.

4 I'm not saying I disagree with what you said,
5 I'm just saying, this resolution doesn't appear to
6 embody all of what you said.

7 FACILITATOR KERN: I actually agree
8 with what you're saying, as well. I feel, though,
9 that this begins a process. It doesn't,
10 necessarily, lock anyone in. It is the beginning
11 of a discussion. It does say, with few exceptions,
12 there are some certain loopholes available to
13 people when the discussion is brought to the table,
14 people are free to then suggest, perhaps, this area
15 should be left alone. And I also think that there
16 maybe good reason to leave a particular site
17 alone. I'm not trying to close the door completely
18 and suggest only one thing to do.

19 BOARDMEMBER MILLER: I also had
20 questions about -- I mean, this is important.
21 Again, thinking about the issue of few exceptions,
22 when the key information is -- first of all, we
23 don't know the cost, so we don't know if it is
24 prohibitively expensive, because the question is,
25 what is prohibitively expensive?

RESTORATION ADVISORY BOARD MEETING

1 Any comments on this resolution? If there
2 are no comments, I would seek a motion to adopt
3 this resolution, and a second, and ask the Board to
4 vote on this and approve it.

5 BOARDMEMBER STONER: I move the Board
6 adopt the resolution as read.

7 BOARDMEMBER HOOPER: And I'd like to
8 second it.

9 BOARDMEMBER REINHARD: There's a lot
10 that I agree with, and what you had to say. And I
11 think there is a problem with hasty adoption of a
12 particular remedy when all the facts are known.

13 It seems to me, that the resolution binds the
14 outcome just as much the other way before the
15 Feasibility Study process is completely performed.
16 And I agree with a lot of things you have said, and
17 that the outcome would be that we still don't know
18 the answer in all cases of when excavation would be
19 appropriate and when it's not appropriate. And the
20 wording of this resolution -- I don't know, it just
21 makes me feel uncomfortable, I mean, like I say, it
22 has another presumptive remedy.

23 And I don't know, myself, what the answer is
24 for all the landfills on the base, because I
25 haven't seen the analysis that you described. The

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 Your other points are well taken. That is,
2 the reuse should be considered broad and should be
3 within the context of the National Park. So I'm
4 still weighing the balance of that information.

5 Without wanting to be nitpicky about the
6 issue, what do you mean by few? Is half a few, is
7 a third a few? What kind of trade-offs could there
8 be? What about the small fill sites? What about
9 the few undisturbed areas? What kind of trade-offs
10 could be discussed? I realize that you're saying
11 this is just a starting position.

12 BOARDMEMBER JEHOREK: Not being
13 entirely clear about the official procedure, could
14 it be that the last two resolutions either be
15 struck, and we can resolve the rest of the body, or
16 with a brief wordsmithing, that they could be left
17 as a recommendation, or we request that the Army
18 engage in this avenue of activity? Something that
19 doesn't say that the Army should seek funding for
20 this particular venue. Again, the wordsmithing is
21 what people are struggling with, those last two.

22 FACILITATOR KERN: I fully
23 anticipated that there would be struggling with
24 this, and I appreciate the discussion very much. I
25 do hear what you're saying.

RESTORATION ADVISORY BOARD MEETING

1 Regarding these, they are certainly strong
2 proposals. And there is no sense, necessarily,
3 at everybody would agree that, in fact, we ought
4 do anything like this.

5 The whole intention, though, was from my
6 perspective, it was headed in an entirely different
7 direction. And so, to bring the discussion back to
8 what I would consider sort of open and reasonable,
9 I had to come down in a strong place. So I'm just
10 going to leave it to the vote, and I appreciate
11 your comments. And if you decide this evening that
12 you cannot endorse this, I understand, and we can
13 go back and do the wordsmithing. Unless you have a
14 proposal tonight, we'll just see what happens.

15 BOARDMEMBER STONER: I'm just
16 wondering about the last two pieces of the
17 resolution. If the wording, say, the last one were
18 more like: "Be it further resolved, that the Army
19 explore the potential for excavation, recycling,
20 fill materials, etc., and further explore the costs
21 involved." Sort of mentioning those things, and
22 letting it be known that we don't have the
23 information we need to decide which sites would
24 excavated and which would not.

25 I'm just wondering how the people who are

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 FACILITATOR KERN: That's the primary
2 point of this whole exercise. That's exactly
3 right. Thank you, Bob.

4 I would, in fact, like to see fully discussed
5 -- I'd like to see the RAB get involved on each
6 site and weigh-in on how they feel about each site,
7 in particular. This was a way of bringing it to
8 your attention.

9 Now, I don't have any particular motherhood
10 pains about voting on this. I leave that to your
11 discretion. If you feel that it would be best not
12 to vote tonight, to leave this, perhaps do some
13 editing of it, I would be open to that, as well.
14 But we have a motion on the table. If you are
15 advising me to withdraw that, there seems to be a
16 consensus, I will withdraw. Well, I didn't make
17 the motion.

18 BOARDMEMBER HOOPER: I'll withdraw
19 the second.

20 BOARDMEMBER STONER: I'll withdraw
21 the motion.

22 FACILITATOR KERN: Well, since the
23 motion is off the table, I would ask for your
24 participation in crafting something that you feel
25 comfortable with, and elevating this issue to the

RESTORATION ADVISORY BOARD MEETING

1 voicing objections would feel about just
2 rephrasing. I mean, it seems that to vote on
3 exactly this, is maybe not the most fruitful use of
4 our time, if we can come to a consensus about what
5 would be an enforceable resolution.

6 BOARDMEMBER REINHARD: I guess the
7 other part of the phrasing -- I'm not trying to say
8 that I disagree, but that we're also voting not
9 only on the resolution, but we are incorporating
10 the attachment as part of the resolution.

11 Again, there are sentences in here that may
12 or may not be correct at a certain landfill. Like,
13 "Waste should therefore be removed in water
14 saturation zones where toxic leeching is more
15 likely to occur." In a way it's hard to disagree
16 with that statement. On the other hand, it's not
17 entirely clear that it's always absolutely
18 necessary to agree with that statement.

19 That's why I say, the process of evaluating
20 all the remedies, which is really the strongest
21 point that I get from your discussion. In other
22 words, a fair and enhanced evaluation of all
23 alternatives, not a cursory or biased review of
24 remedies is essential. And that, I totally agree
25 with, and think is absolutely necessary.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 appropriate intense level.

2 BOARDMEMBER JEHOREK: Is it
3 sufficient to request response -- and I'm not
4 remembering your exact question for response -- to
5 David, who's representing the forces of the RI/FS?
6 Is it sufficient to have a response and deal with
7 it that way, rather than have a resolution, per
8 se?

9 FACILITATOR KERN: It has been my
10 view that this Board has taken very few
11 opportunities to give direct guidance. So this was
12 actually following in Bob's footsteps, another
13 effort to do that. So I'm inclined to continue
14 that trend and to propose these kinds of
15 resolutions so we can weigh-in and give unequivocal
16 guidance. So that's my preference.

17 Since this has been withdrawn, I will seek
18 your edits to the resolution and the various
19 attached documents, and we will bring it forward at
20 another meeting. I think it is important that we
21 weigh-in on these sites.

22 BOARDMEMBER POWERS: I want to
23 reiterate what people have said. I think it's
24 appreciable, that you, over time, considered the
25 issue, over time visited the sites, thought about

RESTORATION ADVISORY BOARD MEETING

1 the policies, and, I think, identified the fact
2 that there is some lack of coherence and some
3 incongruence with the spirit of what we set out to
4 do on the RAB Board.

5 And so I think it's very valuable that we
6 all, again, carefully consider. It's so easy
7 sitting on this Board listening to all of the tiny
8 little pieces, all of those little trees in the
9 forest, to forget that there is a forest, there is
10 a policy, and there are some goals that we're
11 trying to reach.

12 And as Doug said, what's really important
13 about the Presidio, one thing that's very
14 important, we're not just sitting in on the
15 restoration of the Presidio, we're sitting in on
16 the restoration of an exemplary project, something
17 that will be used as a showpiece. Not just a
18 showpiece of national parks, but a showpiece for a
19 community that has said, what we'd like to do is,
20 we'd like to cleanup in a pristine way, a part of
21 our environment, our urban environment, to bring it
22 back to a standard that we know should be
23 realized.

24 So I want to thank you for this. I think it
25 is difficult when something this comprehensive is

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

63

1 thank you for your attention on this item. I know
2 we've been sitting here for a while. Probably this
3 would be an appropriate time for a break. Thank
4 you.

5 (Recess)

6 FACILITATOR KERN: We'll go back to
7 LeeAnn and the Selection Committee
8 Recommendations.

9 BOARDMEMBER LAHREN: A while back,
10 the RAB authorized the Selection Committee to look
11 at the issue of new members. The people at the
12 committee were, myself, Mark, Jan, Julie and
13 Bruce.

14 We got together and we looked at the 110
15 applications that were sent in the summer of 1995,
16 our pool of candidates. In addition, there was a
17 group of candidates that heard we were looking for
18 members, and we considered their applications, as
19 well.

20 We separately looked at each one and
21 individually read them with a couple of selection
22 criteria in mind, primarily, the selection criteria
23 we used at our last member group affiliation.

24 We looked at their professional background,
25 their various residences in the Bay Area, their

RESTORATION ADVISORY BOARD MEETING

1 presented. I think it is very hard to say, yes, I
2 agree with everything. So I hope the discussion
3 continues with this seriousness of intent and
4 vision that has been presented here.

5 BOARDMEMBER CHEEVER: I think we
6 should pass resolutions from time to time at the
7 Board. And I would like to vote on this next
8 month, put it on the agenda next month. Also put
9 it on the agenda of the committee, and we could
10 perhaps have a discussion with the committee. And
11 also encourage anybody who can't go to the
12 committee meeting, but has an opinion, to contact
13 Doug, so that we can have a really strong consensus
14 at the next meeting, and vote on this resolution.

15 BOARDMEMBER POWERS: One of the
16 things that seem to be so nice about some of the
17 electronic sites, is that people can have
18 conversations without having to actually go to
19 places, and we don't seem to have gotten onto that
20 technology. Am I right about that? It would seem
21 by having a "chat room" or a site, where you could
22 have a conversation, a lot of the information
23 exchanging could go on, and we would educate
24 ourselves. So, I guess, that's sort of a proposal.

25 FACILITATOR KERN: I just want to say

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

64

1 gender and economic diversities. And we placed
2 emphasis on technical or environmental background
3 and familiarity of the Presidio. And this is
4 because there are so many technical issues, that we
5 need to get the new members up to speed as soon as
6 possible in assisting us in reviewing documents.

7 And in this stack of papers there is a
8 spreadsheet that lists our top 13 people that we
9 thought would make good members. And with the
10 Selection Committee support, what I did, I called
11 each of those 13 people to see if they were still
12 interested, because they did apply quite some time
13 ago. And of the 13 people, I was able to speak
14 with eight people. And six out of the eight had
15 represented the time, the commitment, and the
16 interest to participate.

17 And so what the Selection Committee has
18 decided, is that we would like to recommend these
19 six members to replace the six missing seats on the
20 RAB. So if you have your spreadsheet handy, I'll
21 just go through who they are.

22 The first person is, Matt Fotlier. And we
23 liked him because he has particular skills in the
24 environmental sector and experience with the
25 nonprofit community.

RESTORATION ADVISORY BOARD MEETING

1 The second person is, Julian Hultgren. He
2 also had a lot of experience with toxic issues.
3 The next person is, Louis Rosenbaum. He also
4 has particular experience with environmental
5 issues.

6 Wesley Skow. He has experience in land-use
7 issues.

8 Joanne Winship, who has experience with the
9 Presidio in the context of art and culture.

10 Andre Tolpagin, a member of one of the local
11 property associations, and he also has toxic and
12 planning experience.

13 So basically, five out of the six have a
14 strong emphasis in environmental skills. So that's
15 our recommendation. I'm not sure what the rules
16 are anymore, for how this gets voted upon. Whether
17 it's two-thirds of everybody or the majority of
18 everybody. Doug, do you recall?

19 FACILITATOR KERN: We had a whole
20 panel of different voting methods for different
21 subjects. So if my memory serves me correctly,
22 this is one of those two-thirds issues.

23 BOARDMEMBER LAHREN: That's my
24 recollection. Two-thirds of everybody. I would
25 propose that we take a vote as to whether or not

RESTORATION ADVISORY BOARD MEETING

1 Charter say that?

2 FACILITATOR KERN: I believe that was
3 in the Charter, yes. So I think that is how the
4 process would work. The Selection Committee
5 proposes their slate to the RAB, the RAB says, we
6 would approve that slate to the BCT, the BCT does
7 what it is going to do.

8 BOARDMEMBER CHEEVER: Well, I'm
9 prepared to move that we vote. I just want to
10 clarify before we do that. Since some people are
11 no longer on the RAB, even if they might be on this
12 list, what we need is two-thirds of the current RAB
13 members. And also, I hope that there are enough of
14 us here that it's theoretically possible, depending
15 how the vote went, that there could be a two-thirds
16 vote, I hope.

17 FACILITATOR KERN: One thing that I
18 would throw into the mix, and I don't know if the
19 Selection Committee considered this, but I think
20 the last time we had sort of a get-together with
21 the various candidates, did that happen this time?

22 BOARDMEMBER LAHREN: No. We
23 interviewed over the phone, right. And what we
24 talked about is that, if we have all agreed that
25 these six people would make good candidates, that

RESTORATION ADVISORY BOARD MEETING

1 the RAB would like to go along with the Selection
2 Committee's recommendations, or whether or not
3 somebody else would like to propose a different
4 alternative to this one.

5 Scott just asked me, while you two were
6 talking, how we came up with these various 13
7 candidates. And basically, since we all separately
8 evaluated the applications, we had "yes," "maybe,"
9 "no" categories. And for quite a few of the
10 candidates, we unanimously thought they would be a
11 great idea. And with the other ones, it was four
12 of us thought that it would be a great idea. And
13 then the other ones were a "maybe" or a "no." But
14 after revisiting the issue again, we all decided
15 that these particular six were all "yeses,"
16 unanimously.

17 FACILITATOR KERN: I had a brief
18 conversation with David, and thank you for allowing
19 me to do that. He reminds me, I think he's right,
20 that last time we did this, the Board actually
21 voted to recommend a slate of candidates to the
22 BCT, and the BCT said, yes, but they could say no,
23 I suppose. But that was the process that we had
24 last time.

25 BOARDMEMBER CHEEVER: Does the
RESTORATION ADVISORY BOARD MEETING

1 we would go back and confirm that they do, in fact,
2 have the time to devote to the RAB. It seems like
3 the majority of our attrition is due to, just
4 simply, Board members not having the time. So we
5 were going to visit that issue, as well.

6 FACILITATOR KERN: Well, is there any
7 other discussion from the other RAB members? Do
8 you feel comfortable about doing this, at this
9 point?

10 BOARDMEMBER MCKLEROY: I do feel
11 comfortable about bringing on some new members.
12 The members that I have voted for, as a member of
13 the Selection Committee, were people who looked
14 like they could come up to speed pretty quickly.
15 That was something that, I think, came through with
16 the final selection, because of the timing, where
17 we are, I thought we really could use some people
18 who are familiar with the issues and would get up
19 to speed.

20 So overall, I think we've got a good shot at
21 getting a new slate to add to our community input,
22 which is part of what we need to be doing here at
23 the RAB. So I endorse the resolution.

24 FACILITATOR KERN: Other comments?

25 BOARDMEMBER JEHOEK: Do we have a
RESTORATION ADVISORY BOARD MEETING

1 quorum?

2 FACILITATOR KERN: I think we do. I
3 definitely think we have a quorum.

4 BOARDMEMBER MILLER: The list that we
5 received today, is there any names we should cross
6 off? Because right now, there are 21 names
7 listed.

8 FACILITATOR KERN: There would be.
9 Ellis Wallenberg resigned. I think, Larry Shockey
10 resigned.

11 So the question is whether we can actually
12 vote on this, at this point. I'm just looking
13 around the room and thinking we have the core group
14 of people that we have. So I would suggest to you,
15 that we would be able to vote on this. Is there
16 any objection from anybody if we were to vote on
17 this? So it seems to me that we could vote. So do
18 we have a motion to accept the slate, as proposed?

19 BOARDMEMBER CHEEVER: I so move.

20 BOARDMEMBER MCKLEROY: Second.

21 FACILITATOR KERN: It's been moved
22 and seconded to accept the slate of candidates
23 proposed by the Selection Committee. Any
24 discussion?

25 BOARDMEMBER JEHOREK: Amend to
RESTORATION ADVISORY BOARD MEETING

1 start to become familiar with the FS, and give you
2 an opportunity to look at it and see what's in it.

3 So basically, we're hoping to get it done by
4 the 25th of April, but we will be sending out, and
5 we'll arrange with David, as we finalized chapters,
6 if anybody would like to see chapters in a
7 read-ahead form, we'll go ahead and do that.

8 FACILITATOR KERN: Perhaps, if you
9 anticipate those coming out between now and the
10 next RAB meeting, we could have a sign-up sheet
11 now, for those who would like to get the read
12 ahead.

13 BOARDMEMBER BUCK: That would be a
14 good idea. I could coordinate with David to get
15 those to folks.

16 BOARDMEMBER WILKINS: I would ask
17 that anyone who -- actually, if you checked in with
18 Pat when you came in, there were several
19 opportunities to sign up for documents. And we're
20 doing this so we can get a handle on distribution
21 requirements. So if you want any sections of the
22 FS as a read ahead, please, Pat, if you could just
23 have a list for read-ahead sections of the FS.

24 The other one is the Feasibility Study in its
25 entirety, when it comes out. If you want your own

1 recommend to the BCT, the motion that you just
2 said, to not only accept, but to recommend this to
3 the BCT.

4 FACILITATOR KERN: Is that all right
5 with you?

6 BOARDMEMBER CHEEVER: Yes.

7 FACILITATOR KERN: All in favor of
8 the motion raise your hand. Opposed? It carries
9 unanimously with 12 for, none against. Very good.

10 I'd like to thank the Selection Committee for
11 their hard work, and for calling, and all the
12 examinations of those papers that you had to go
13 through, and the work you did. Thank you.

14 We are ready for John and the Feasibility
15 Update.

16 BOARDMEMBER BUCK: Just briefly. The
17 first four chapters of the FS, we're distributing
18 as a read ahead. It's not part of the public
19 comment, but to get stuff to you as soon as
20 possible, probably by the end of this week, we'll
21 have three additional chapters.

22 The bottom line is we hope to have the FS
23 done by April 25th, to start the public comment
24 period. But we're going to make every effort to
25 get as much out to you ahead of time, so you can

1 individual one when it comes out, put your name
2 down for that. Also, for the EE/CAs, when they
3 come out next month, if you want your own
4 individual copies of those, sign up for those.

5 Also, we do have additional copies of the
6 Remedial Investigation Report. We have those here
7 tonight. So if you want to take a set of the RI
8 home with you tonight, we have those available.
9 See Pat at the back table, and we'll make sure to
10 get you a copy if you want to take one with you.
11 Otherwise, they would be available over at my
12 office.

13 FACILITATOR KERN: Did you have
14 anything else?

15 BOARDMEMBER BUCK: That's it.

16 FACILITATOR KERN: All right. So now
17 we're on 6.B., the update on the RI/FS for outdoor
18 firing ranges.

19 BOARDMEMBER HENDERSON: I'd like to
20 take time to introduce Cathy Patton. Cathy is with
21 Woodward/Clyde. She's also working with IT
22 Corporation. And she's going to be giving an
23 update on the RI work plan, and everything else
24 we're doing for the firing ranges.

25 MS. PATTON: Can everyone hear me

1 okay? As Roger said, my name is Cathy Patton. I'm
2 with Woodward/Clyde, and I'm a member of the IT
3 technical team here at the Presidio.

4 As you know, last year in February and March
5 of 1996, Montgomery/Watson conducted a site
6 investigation for the small-arms firing ranges here
7 at the Presidio. I believe that there have been a
8 number of presentations on that, and also a draft
9 copy of the SI was available for your review
10 starting last month.

11 The SI conducted by Montgomery/Watson was a
12 comprehensive look at eight different firing
13 ranges. They collected over 380 samples. The soil
14 samples were analyzed for antimony, barium, copper,
15 lead and zinc. These five metals are metals which
16 are typically good indicators of potential
17 contamination at firing ranges, and lead is most
18 often the best indicator of contamination at a
19 firing range. And we did see that, also, here at
20 the Presidio.

21 The goal of the Montgomery/Watson site
22 investigation was to obtain sufficient data to
23 determine whether or not remedial action was
24 necessary at each of the eight ranges. The SI
25 recommended then that remedial actions be conducted

RESTORATION ADVISORY BOARD MEETING

1 further evaluation include, the California Highway
2 Patrol Range, the range near Building 924, and the
3 former Crissy Field trap ranges.

4 The California Highway Patrol range and the
5 range near Building 924, were both identified in
6 Montgomery/Watson's original research. The samples
7 were collected at 28 locations for the California
8 Highway Patrol Range and analyzed for the five
9 metals that we have discussed earlier. The lead
10 concentrations -- lead being the indicator of
11 contamination at the site -- that were found at the
12 California Highway Patrol Range, ranged around 14
13 parts per million to 5,800 parts per million. The
14 samples that Montgomery/Watson collected did a good
15 job of characterizing the boundaries of the
16 contamination, the hot spots within the range, and
17 the depth of the contamination.

18 The range near Building 924 was also sampled,
19 and 74 samples were collected. And again, the lead
20 concentrations there ranged from 10 parts per
21 million to 5,600 parts per million. And again, at
22 this range, the 74 soil samples that were
23 collected, did a good job of characterizing the
24 extent of the contamination, the hot spots within
25 in the range, and the depth of the contamination.

RESTORATION ADVISORY BOARD MEETING

1 at three of the ranges. Those three ranges are the
2 focus of the work that IT Corporation will be
3 conducting in the next phase. They're also the
4 focus of this presentation I'm giving tonight.

5 If you haven't had a chance to look at the
6 site investigation, and understand the process that
7 we went through to come up with which three sites
8 needed remediation, then we can talk about that a
9 little bit later.

10 In this presentation, I'd like to describe
11 the general approach that we're going to follow in
12 the work that's going to be conducted by IT.

13 The process that we have outlined includes
14 the investigation of one of the sites and their
15 remediation of three of the sites. The status of
16 the activities that we've conducted to date, and
17 also the proposed schedule for follow-on
18 activities.

19 Our purpose is really to keep you informed of
20 where we are to date, where we've been, where we're
21 going, and to allow you to provide your input on
22 the process.

23 Before I go into the general approach, I want
24 to summarize, briefly, some of the SI results for
25 the three ranges. The three ranges recommended for

RESTORATION ADVISORY BOARD MEETING

1 During the process of conducting the site
2 investigation, we discovered a new range. These
3 are the former Crissy Field trap ranges, as we've
4 come to call them. We modified the program, as it
5 was in progress, to collect five samples from this
6 area. Before I describe those results I'd like to
7 show you, on an aerial photograph, where these are
8 located.

9 This is the Crissy Field area, as you can
10 see. I don't know if you can make out, right here,
11 and also, here, these are the former trap ranges.
12 They are essentially between two other ranges,
13 which were identified, which was the Rifle
14 Institute, and what's called the Crissy Field Skeet
15 Range. So these are the trap ranges, these are the
16 lanes where they sat at the end of the lanes and
17 shot out this way. The two buildings here, are
18 where the traps were launched from. So those were
19 the newly discovered ranges.

20 Five soil samples were collected at the
21 time. Samples were analyzed for the five metals,
22 and the lead concentrations ranged from zero parts
23 per million to 480 parts per million, which was
24 detected in one sample.

25 The samples that we collected were also

RESTORATION ADVISORY BOARD MEETING

1 analyzed for polynuclear hydrocarbons, most of us
2 know them now as PAHs. The reason we analyzed them
3 for PAHs, is that other studies and other skeet
4 ranges and literature that we have show that the
5 skeet, or the clay pigeons, contain petroleum pitch
6 and a limestone mixture, and that can often contain
7 these PAHs.

8 So we have talked about the lead
9 concentrations at this site range from zero to 480
10 parts per million. The PAH samples and the levels
11 detected, were also detected over a range, and PAHs
12 are also a family of compounds, so we had to look
13 at that.

14 As you know, within the soil clean-up
15 requirements here at the Presidio, and also being
16 developed in the Feasibility Study, there are some
17 action levels established for PAHs. And what we'll
18 need to do here is look at which PAH levels have
19 been established for which targets, what they were
20 established for, and which sources it was assumed
21 that the PAHs were coming from.

22 In addition, the five samples that we
23 collected did not fully characterize the extent of
24 what might be contamination at this site. So this
25 is a site where we will recommend additional

RESTORATION ADVISORY BOARD MEETING

1 that. This is what the area looks like, it's a
2 very sandy area near the beach.

3 Does anybody have questions on that?

4 BOARDMEMBER MCKLEROY: Is the fence
5 in there because of the firing range, or what?

6 MS. PATTON: The fence was put in
7 because of the firing range, and we'll get to that
8 in a minute.

9 One of the activities that we've conducted to
10 expedite the investigation and remediation process,
11 and, of course, meet the regulatory requirements,
12 and also, to keep you up-to-date through
13 information on meetings and workshops, IT has been
14 working with Montgomery/Watson in the process we
15 put together. As a result, the team has been
16 looking into the ways to streamline the process,
17 using innovative programs. We plan to keep you
18 informed of the status, or process and plans, as we
19 go along.

20 Now briefly describing the process that we've
21 laid out, that's still developing. However, we're
22 going to prepare our remedial investigation work
23 plan and conduct the additional sampling at the
24 former Crissy Field trap range. I'll describe that
25 sampling plan in more detail in a moment.

RESTORATION ADVISORY BOARD MEETING

1 sampling.

2 This is the CHP Range. If anybody has been
3 out to Battery East, this is the picnic grounds
4 there. The range is back there. I think the
5 photograph is taken from about the point where the
6 firing line was located, where they stood and shot
7 at the targets. This is a different angle, looking
8 slightly south and east. And the tunnel for the
9 Battery is down in the corner, over that way. So
10 you can see it's heavily vegetated, located next to
11 this picnic area. This is looking back at the main
12 tunnel, down here. And then the main berm was
13 across this way. That's just another shot at it
14 looking backwards, down the picnic area between the
15 two groups of trees there.

16 This is the range near Building 924. The
17 berm area, again, is in this general area, here.
18 The Building 924 is back out this way. This is
19 looking back the other way. This little orange or
20 yellow area was a discharge area for the weapons
21 where they stick the muzzle of the gun and
22 discharged their weapons. This is a shot looking
23 down at the area that's fenced in within this
24 area. It's a general vicinity of the Crissy Field
25 trap ranges, and we'll talk a little bit more about

RESTORATION ADVISORY BOARD MEETING

1 Noting that sampling isn't going to be
2 required at Building 924 or the CHP Range, since
3 the work that was completed by Montgomery/Watson
4 did a good job of characterizing where the
5 contamination is and where the hot spots are.

6 The next step in the plan is to prepare a
7 remedial investigation report addressing the former
8 trap ranges, the range near Building 924 and the
9 CHP Range. The information that will be presented
10 for the latter two ranges will be a resynthesis of
11 the Montgomery/Watson work, but this way, all the
12 information will be in a comprehensive document.

13 If necessary, we'll conduct exposure
14 assessments and risk assessments, as we talked
15 about earlier, especially for the PAH compounds.
16 There are a family of compounds. We need to look
17 at which ones are being evaluated, which targets
18 might be affected. We'll also take a look and see
19 whether the lead numbers we have established for
20 other sites at the Presidio are appropriate for
21 this site.

22 More along the lines of the process, we will
23 conduct an analysis of the remediation needs and
24 alternatives, looking at their innovative
25 technologies and traditional technologies, which is

RESTORATION ADVISORY BOARD MEETING

81

1 going to work best at the site. There are some
2 cultural issues to look at, at the Battery, and
3 it's going to be the best approach there to
4 protect those resources.

5 We will also prepare and publish an analysis
6 of the needs and alternatives in a combination
7 document, Feasibility Study and Remedial Action
8 Plan. The purpose of combining this document is to
9 expedite the process and still meet the regulatory
10 requirements.

11 And then, of course, the final step would be
12 to implement the remediation plans. That's sort of
13 a general summary of the process that we hope to be
14 following. So before we get into a detail of
15 schedule, what have we done to date? I'd just like
16 to summarize for you.

17 The former trap range area in the Crissy
18 Field area was fenced off. It was fenced off as a
19 safety precaution and also to prevent any further
20 spread of the visible skeet that's in the area.

21 Other things that we've done. We've done
22 historical data and photograph review, looking at
23 literature that talks about PAHs and PAHs in
24 skeet. Looking at photographs that were taken from
25 the 1930s to the 1990s. And also, looking at other

RESTORATION ADVISORY BOARD MEETING

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83

1 diagram it delineates the area that's essentially
2 been fenced off, which is where the visible skeet
3 fragments are. The plan is to go in and look at
4 the visual extent and the vertical distribution of
5 fragments here, collect fragments from within that
6 area and also step out and look outside of that
7 area.

8 Again, that plan is being developed, and the
9 theory and strategy behind all this is being
10 finalized and will be presented in the RI work
11 plan.

12 The proposed schedule for the foreseeable
13 activities goes something like this. Looking at
14 the RI work plan, available in May of 1997. The
15 field work conducted in June, and an RI report in
16 September of 1997. The follow-on activities, we
17 have talked about a whole process that gets us
18 through remediation, and that whole schedule is
19 going to be the subject of discussion at tomorrow's
20 BCT meeting.

21 BOARDMEMBER MILLER: I'm just curious
22 how the new site was found?

23 MS. PATTON: My understanding is that
24 it's not on any of the historical maps. In fact,
25 it wasn't on the aerial photographs that were

RESTORATION ADVISORY BOARD MEETING

82

1 investigations and remediation activities at other
2 military installations, they all tend to face these
3 kinds of issues with lead.

4 Then finally, we developed a framework and an
5 approach for additional sampling at the former trap
6 ranges, and that's what I would like to discuss in
7 a little more detail.

8 The plan for the additional sampling and
9 analysis at the former Crissy Field trap ranges is
10 to evaluate the vertical and horizon distribution
11 of the visible skeet fragments. The fragments are
12 actually sort of hard to see. If you go walk
13 around the fence right now, you sort of have to
14 know what you're looking for in order to pick them
15 up, but there are chars of the skeet out there.
16 This is going to give us a reference frame to start
17 with on the sampling, and see where it is and
18 determine where it is in depth, also.

19 The plan is to analyze the soil within this
20 area and adjacent to the area containing the
21 visible skeet, and analyze these samples for the
22 PAHs. Let me show you a map and give you a little
23 better idea of what we're talking about. Remember
24 on the aerial photograph, you could see the little
25 footprints of the trap range. And then on this

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84

1 available for Montgomery/Watson at the time they
2 were doing their study, and it came up in a recent
3 photograph review.

4 BOARDMEMBER MILLER: Thank you.

5 FACILITATOR KERN: You mentioned near
6 the beginning of your presentation, that there were
7 three or four sites that would go on in the
8 process. What was your original set of firing
9 ranges, and how did those get screened out? You
10 found contamination, or what was the process of the
11 screening?

12 MS. PATTON: That's a good question.
13 Greg Little, from Montgomery/Watson, can answer
14 that also. There were eight different firing
15 ranges, and he's got a slide of them. Greg, you
16 want to bring them up and put them on the screen,
17 and we can talk about it.

18 MR. LITTLE: I'm Greg Little, with
19 Montgomery/Watson. Some time ago we presented a
20 preliminary kind of in-progress result of the SI
21 investigation that we did conduct. We originally
22 looked at eight ranges. They're all numbered up
23 there. No. 9, actually, covers the two ranges, the
24 trap ranges that Cathy mentioned.

25 As you recall, we located the sites on

RESTORATION ADVISORY BOARD MEETING

1 historic maps, digitized them, located ranges in
2 the field, and did a sampling approach, using XRF,
3 to characterize the sites. We then took those
4 results and looked at the metals that we analyzed
5 for copper, lead, zinc and barium. We looked at
6 the correlation -- this is all in the report, by
7 the way, the SI Report, that is out for review.

8 We found no correlation that lead is the
9 driver, which is pretty typical of ranges in the
10 literature that we saw. The lead is the driving
11 compound. So we took the lead results that we had
12 and compared those to the lead levels developed for
13 the DEH range, the 477 parts per million, and
14 screened the sites based on that criteria. The two
15 sites that exceeded that were the CHP Range and the
16 Building 924 range.

17 And then the other sites that Cathy
18 mentioned, were rolled into it because they were
19 newly discovered and they weren't fully
20 characterized. The concern there was the PAHs. So
21 that's really what is summarized in the SI. Does
22 that answer the question?

23 FACILITATOR KERN: Well, I guess, I
24 could go look at that report for more information.

25 BOARDMEMBER HOOPER: Could you tell

RESTORATION ADVISORY BOARD MEETING

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1 MS. PATTON: The CHP Range is not in
2 an area where I think people would crawl around.
3 There's a lot of poison oak in that area. It's on
4 a slope there, as you saw in the photograph.

5 BOARDMEMBER MCKLEROY: Could you
6 characterized what you might have found from
7 historical records? How the Army would have
8 maintained a range like that? I mean, what sort of
9 cleaning up would they have done while it was in
10 operation, particularly at the skeet range, where
11 you're looking like you're finding buildup. I'm
12 assuming there was some sort of maintenance as they
13 went along, maybe not.

14 And also, as a follow up, because of the
15 location of that range what's the possibility of
16 having some contamination in the bay waters just
17 off shore there? Will you be checking that area
18 for contaminates?

19 MS. PATTON: Good question. We share
20 your concern in looking at that. On the first
21 question, there is very little information
22 available. There's no records on how they handled
23 these ranges, in terms of maintenance or even how
24 they abandoned them. There's no written
25 information on that.

RESTORATION ADVISORY BOARD MEETING

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1 us the square footage of these ranges?

2 MR. LITTLE: I couldn't tell you off
3 the top of my head. The CHP area is a pretty small
4 area. It was a pistol range that was used by the
5 California Highway Patrol and the Army. It's in
6 the picnic area there just near the viewing area
7 for the Golden Gate Bridge, the Visitor's Center.
8 It's approximately 60-feet wide by 100-feet long,
9 if that. It's a small area.

10 The 924 range is probably about 100-feet
11 wide, but the actual width is a bit longer, maybe
12 200-feet wide. They're pretty small ranges,
13 particularly by military standards. This wasn't a
14 training installation like Fort Ord, where you see
15 huge ranges. These are a much smaller scale.

16 BOARDMEMBER MONAGHAN: Is there a
17 plan to fence off the other two ranges from the
18 public?

19 MS. PATTON: There's none that I'm
20 aware of.

21 BOARDMEMBER BLANK: 924 is basically
22 fenced off from public access. Park Service
23 Maintenance has put on a locked gate. The state
24 required us to make sure that there wasn't any
25 access to the area behind those buildings.

RESTORATION ADVISORY BOARD MEETING

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1 BOARDMEMBER HENDERSON: Although, at
2 most ranges what they would do is, there would be a
3 buildup of bullets, so they could go in and
4 actually extract those bullets out.

5 MS. PATTON: One thing to note, is
6 that as the samples were collected, the samples
7 were sieved, and any artifacts, lead bullets and
8 things that were found were cataloged. And those
9 are shown in the draft SI Report, if you have a
10 copy of that. And it's almost surprising how few
11 slugs they did find in the samples that were
12 collected.

13 As far as the skeet issue here, and whether
14 or not it might be found in the bay, that's
15 something that we're looking into in a number of
16 ways. One, by looking at the visual extent here
17 and seeing whether we also find skeet at a foot or
18 two feet. As you see, the orientation of the
19 targets is such that one would presume that targets
20 went out over the bay.

21 What we're going to look at here is, what are
22 the transport mechanisms in the bay. How often the
23 sediment washed out, and is it likely that it would
24 still be there. I don't know what the turnover of
25 sediment is here, and what it has been over the

RESTORATION ADVISORY BOARD MEETING

1 last 20 years since this range has been there, but
2 we need to have some reason to believe that
3 something that was deposited there 20 years ago
4 might still be there. So we're going to take a
5 look at that and see if it makes sense to collect
6 samples out there.

7 BOARDMEMBER MCKLEROY: So could you
8 do a core sampling? Would that be a way to do
9 that?

10 MS. PATTON: That is a way, certainly
11 that is a way. It's not an easy way. And we have
12 also gathered other studies that have been
13 conducted by the Regional Water Quality Control
14 Board, which for the last five years they have
15 conducted sediment and water quality studies
16 throughout the bay. And the nearest point to this
17 location to the Presidio is in Horseshoe Bay, which
18 is almost directly across on the Marin side.

19 And we're looking at what concentrations of
20 metals and PAHs and things are they finding,
21 naturally, within the bay. So that's another thing
22 we're going to look at and make sure we're
23 comparing apples and apples and oranges and oranges
24 in evaluating the situation.

25 BOARDMEMBER MCKLEROY: Well, your
RESTORATION ADVISORY BOARD MEETING

1 presentation. Item No. 7.

2 BOARDMEMBER YOUNGKIN: The Remedial
3 Project Manager's meeting was at 9:30 this morning
4 at Montgomery/Watson's trailer. Our first topic
5 was a representative from the Presidio Maintenance
6 Division presented a summary of the various air
7 quality water system and hazardous material
8 activities at the Presidio. He presented this with
9 an idea of looking for areas of possible conflict
10 with Army remedial action activities that are
11 coming up. And there was no major conflicts
12 discussed.

13 Topic two. DEH Responsive Summary was
14 released on April 7th, and it was discussed that
15 funding is available to start the DEH remedial
16 action in the fall of 1997, with closure reports
17 for the remedial action expected in spring of
18 1998. Lead grid sampling will precede the work in
19 the fall of 1997. And then there was a discussion
20 of what is required in terms of documentation for
21 completion of the project.

22 Topic three was initiation of remedial work
23 UST mini-cap sites. These are sites where
24 contamination remains after the tank removal.
25 These contamination levels are above SCR values.

RESTORATION ADVISORY BOARD MEETING

1 going to find a lot of leads in that Horseshoe Bay
2 because that area is closed off.

3 MS. PATTON: I'm not sure whether
4 they have closed that off or not.

5 BOARDMEMBER WILKINS: Horseshoe Bay
6 is not closed off. It's where the Coast Guard
7 Station is located and that's where the Air Force
8 Base Yacht Club is located. It's used by people
9 all the time.

10 BOARDMEMBER MCKLEROY: Well, you
11 might want to do some core sampling in that area
12 and find out whether or not you've got a problem.

13 MS. PATTON: That's certainly
14 something that's on the list of things to be
15 considered, but it's down the road in terms of,
16 let's do our literature search. The fluctuation of
17 sediments in there is ten feet every year, and in
18 the winter it all washes out and washes back in
19 again. We need to have some reasonable assurance
20 that going to those efforts and that expense is
21 going to give us the results that we're looking
22 for, in terms of adequately characterizing what
23 might have been the results of the firing range.

24 FACILITATOR KERN: Any other
25 questions? Thank you Cathy and Greg, for that

RESTORATION ADVISORY BOARD MEETING

1 There was a discussion of the fresh water aquatic
2 protection zone, and there was some uncertainty as
3 to the definition of this zone and how it applies
4 to the mini-cap sites. Basically, the discussion
5 was postpone until the Regional Board could
6 participate in the discussion.

7 Topic four. The Army is proposing
8 phytoremediation at the Crissy Field, Building 950
9 area. This is a change from previous excavated
10 off-site disposal alternatives. The
11 phytoremediation would cost less and not leave the
12 Army with long-term landfill liability concerns.
13 There was concern expressed that the
14 phytoremediation is experimental and may not
15 achieve the clean-up goals or immediate reuse
16 schedule. And there was a discussion of whether
17 the document should be an EE/CA or a RAB. So
18 that's kind of a short version of that long
19 discussion.

20 Topic five was the Nike treatment pad. The
21 program is coming to an end. The last report is
22 due any time. Levels for diesel and fuel are still
23 above SCR values, and they're looking at off-site
24 disposal of the soil and termination of the
25 project. The report would be 60 days later, and

RESTORATION ADVISORY BOARD MEETING

1 the area to be vacated for NDS use about 30 days
2 after the final report.

3 Topic six was Landfill E. Data caps work.
4 There were comments on the predesign work. The
5 state is asking for sediment samples and surface
6 water samples. There was some concern about
7 erosion of the face of the landfill. The Army is
8 planning on performing sampling. There is a
9 meeting tomorrow to discuss the data-cap comments
10 on the predesign for Landfill E.

11 Topic seven was the Feasibility Study, and
12 that was a repeat of what we heard tonight.

13 And the last topic was a discussion by IT on
14 bioassay results of micro-well sampling along Mason
15 Street that was performed in the last few weeks.
16 They have picked a bioassay lab to perform the
17 test. The preliminary results from the water
18 sampling in the micro-wells along Mason Street
19 showed low or ND levels of TPH. The goal of the
20 bioassay testing is to determine clean-up goals for
21 remediation in Crissy Field.

22 BOARDMEMBER HENDERSON: Only for the
23 areas that are in our order. The salt water
24 aquatic protection zone.

25 BOARDMEMBER YOUNGKIN: And there was
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95

1 REPORTER'S CERTIFICATE

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3
4 I, Elizabeth Valstad, do hereby certify that
5 the foregoing is a true and correct statement of
6 the testimony and proceedings had in the
7 within-entitled matter and that the same is a full,
8 true and correct transcription of the shorthand
9 notes as taken by me in said matter.

10
11
12 Dated: At San Francisco, California this
13 _____ day of _____, 1997
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17 _____
18 Elizabeth Valstad

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1 an announcement that there was a Coast Guard
2 meeting at 1:30 this afternoon at the
3 Montgomery/Watson conference room. That's the end
4 of the RPM report.

5 FACILITATOR KERN: Any questions for
6 Mark, or additions from anyone that was there
7 regarding that? Okay. Review of action items.

8 One of the things that came up at the
9 beginning of the meeting was the desire to have the
10 BCT look at the lead-base paint issue, and we're
11 looking forward to hearing more on that issue at
12 future meetings.

13 For the May agenda, I know that Julie asked
14 for the landfill resolution to be put on that
15 agenda.

16 Any other items that people can think of, at
17 this time? When and if you come up with any,
18 please forward those items to Mark.

19 And so we're at the end of our meeting. I'd
20 like to thank everyone for their participation and
21 for being here. Thanks to those members of the
22 public. Without objection, we're adjourned.

23 (Meeting adjourned at 10:00 p.m.)

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A P P E A R A N C E S

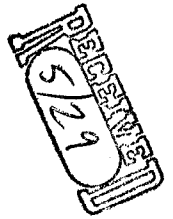
2 BOARDMEMBER ROGER HENDERSON
3 BOARDMEMBER BRUCE HENDEL
4 BOARDMEMBER DAVID WILKINS
5 BOARDMEMBER JOHN BUCK
6 BOARDMEMBER MICHAEL WORK
7 BOARDMEMBER ROMY FUENTES
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A P P E A R A N C E S

FACILITATOR DOUG KERN
BOARDMEMBER ROBERT REINHARD
BOARDMEMBER JULIAN HULTGREN
BOARDMEMBER MATTHEW FOTTLER
BOARDMEMBER WESLEY SKOW
BOARDMEMBER MARTHA WALTERS
BOARDMEMBER ROBERTA BLANK
BOARDMEMBER BRIAN ULLENSVANG
BOARDMEMBER THOMAS APPLING
BOARDMEMBER PETER O'HARA
BOARDMEMBER ANDREW LOLLI
BOARDMEMBER HOWARD NATHIEL
BOARDMEMBER ARTHUR YOUNG
BOARDMEMBER JON DOUGAL
BOARDMEMBER JAN MONOHAN
BOARDMEMBER SAUL BLOXEM
BOARDMEMBER JOAN GIRARDOT
BOARDMEMBER JILL STONER
BOARDMEMBER JULIA CHEEVER
BOARDMEMBER JOANNE CHOW-WINSHIP
BOARDMEMBER JANE BERNARD-POWERS
BOARDMEMBER REBECCA JEHOEK
BOARDMEMBER LOUIS ROSENBAUM

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1 May 13, 1997 7:00 P.M.

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P R O C E E D I N G S

FACILITATOR KERN: Welcome to tonight's
meeting. This is the regularly scheduled meeting
of the Presidio Restoration Advisory Board.
Welcome to all the community members, regulators,
Army and their contractors, city officials, and
those members of the public that are here tonight.

It's my special privilege to announce
that we have six new RAB members with us tonight,
and I would like to at least read their names. And
if you would, please, introduce yourself and say a
few words about you. And I'll just read off the
names:

Matthew Fottler -- and let me know if I
pronounce your name incorrectly -- hi, Matt.

BOARDMEMBER FOTTLER: Hello.

FACILITATOR KERN: Wesley Skow.

BOARDMEMBER SKOW: Hi.

FACILITATOR KERN: Julian Hultgren.

BOARDMEMBER HULTGREN: Here.

FACILITATOR KERN: Andre Tolpagan
(phonetic). Joanne Chow Winship, and
Louis Rosenbaum. Welcome.

And perhaps we could just take a few

1 minutes to go around this way and say a few words.
 2 BOARDMEMBER ROSENBAUM: First, my address
 3 is wrong. I'm general manager of an environmental,
 4 I guess, restoration company called Allied Waste
 5 Services.

6 A lot of the information I've seen or
 7 sent to me, I've seen on a number of jobs. We've
 8 probably cleaned up a thousand sites in the seven
 9 years we've been in California. I'm a married
 10 father of four at the moment, and I'm happy and
 11 excited to be here.

12 FACILITATOR KERN: Great. Thank you.
 13 Do you live in the City or --

14 BOARDMEMBER ROSENBAUM: Mill Valley.

15 FACILITATOR KERN: Mill Valley.

16 Great. Thank you.

17 BOARDMEMBER CHOW WINSHIP: Joanne Chow
 18 Winship, and everything looks fine. I'm a resident
 19 here right on Lake Street, and I am an architect by
 20 training and experience.

21 More recently in the past decade an arts
 22 administrator, having worked with the city and
 23 county as a director of cultural affairs where we
 24 worked in developing a cultural concept plan for
 25 the Presidio, and we work with the Park Service in

1 developing that. And most recently, I'm with the
 2 Department of Public Health.

3 FACILITATOR KERN: And let's see -- I
 4 guess we're over here.

5 BOARDMEMBER SKOW: My name is
 6 Wesley Skow. I live on Jackson Street, not too far
 7 from the Presidio. I'm an attorney and an
 8 engineer. I practice in the areas of environmental
 9 law, land use and historic preservation.

10 I'm a new father. I've lived in
 11 San Francisco for about four years. I had lived in
 12 Southern California, and I'm from the Midwest
 13 originally. I'm happy to be here.

14 FACILITATOR KERN: Thank you. Welcome.

15 BOARDMEMBER FOTTLER: My name is
 16 Matthew Fottler, and I do factual research for a
 17 couple of different groups in the Bay Area: Sierra
 18 Club, Legal Defense Fund, and San Francisco
 19 Baykeeper. So I've worked on probably three
 20 military base closures: Hunters Point, Treasure
 21 Island and Point Molate up in Richmond.

22 And I've been attending the meetings in
 23 the audience for about six months, and I've been
 24 interested in the shape and direction in which the
 25 Presidio is headed. I'm happy to be a member.

1 FACILITATOR KERN: Great. Thank you.

2 BOARDMEMBER HULTGREN: I'm
 3 Julian Hultgren. I'm an attorney now retired. I
 4 was last with the City Attorney in San Francisco,
 5 specializing in real estate and real property law.

6 I live at 21st and Lake Street. And that
 7 being very close to the Presidio, we -- my family
 8 and I have used the Presidio extensively. We enjoy
 9 it very much, and I've been interested in what this
 10 group is doing.

11 FACILITATOR KERN: Thank you.

12 Perhaps we could just take a quick spin
 13 around the table for the benefit of the new members
 14 and tell them who we are, so you can find out who
 15 are the regulators, who are the Army, and who's the
 16 contractors, and who are the other community
 17 people.

18 I'll start. I'm Doug Kern. I am a
 19 community member, and I've been a member of the
 20 board since we started. I live on 26th and Lake,
 21 actually, right near a number of new members it
 22 turns out, and I'm a mediator in my professional
 23 life.

24 BOARDMEMBER HANDEL: My name is
 25 Bruce Handel. I work -- I represent the Corps of

1 Engineers as the technical manager for the
 2 remediation contract drilling site.

3 BOARDMEMBER HENDERSON: My name is
 4 Roger Henderson. I'm also with the U.S. Army Corps
 5 of Engineers. I'm the technical team leader for
 6 the engineers in the Presidio.

7 BOARDMEMBER CHEEVER: My name is
 8 Julia Cheever. I'm a community member representing
 9 the Planning Association for Richmond.

10 BOARDMEMBER STONER: I'm Jill Stoner,
 11 community member. I'm a practicing architect, and
 12 I teach at Berkeley.

13 FACILITATOR KERN: You're just in time.

14 BOARDMEMBER GIRARDOT: Joan Girardot.
 15 Marina Civic Improvement and Property Business
 16 Association.

17 BOARDMEMBER NATHEL: Howard Nathel,
 18 community member just over a year. And I am myself
 19 employed physicist, if you can figure out what that
 20 means.

21 (Laughter.)

22 FACILITATOR KERN: Thank you.

23 BOARDMEMBER LOLLI: I'm a member of the
 24 board of directors of Fishermens Support
 25 Association; I'm on the board of Golden Gate

1 Restaurant Association. And I'm a restaurateur.
 2 FACILITATOR KERN: Yes. For those of you
 3 who don't know, it's Castagnola's.
 4 That's your restaurant? Is that right,
 Andrew?
 BOARDMEMBER LOLLI: Correct.
 7 FACILITATOR KERN: That's Andrew Lolli.
 8 BOARDMEMBER O'HARA: I'm Peter O'Hara.
 9 I'm the past president and the director of Cal Poly
 10 Association (sic), San Francisco, and I'm president
 11 of my own property management firm.
 12 BOARDMEMBER APPLING: I'm Thomas Appling,
 13 the president of AP Marketing Consultants. We are
 14 currently handling the public affairs for the
 15 environmental restoration project here at the
 16 Presidio.
 17 BOARDMEMBER ULLENSVANG: Brian Ullensvang
 18 with The National Park Service.
 19 BOARDMEMBER BLACK: I'm Roberta Black,
 20 and along with Brian, I'm representing the
 21 National Park Service on the RAB.
 22 BOARDMEMBER WALTERS: I'm Martha Walters
 23 and I work for the San Francisco Redevelopment
 24 Agency, where I work not only on the Presidio but
 25 Treasure Island and Brownfields Project down on the

10

1 south of Bayshore. I've been with the Presidio
 2 restoration project for about five years.
 3 BOARDMEMBER REINHARD: I'm Bob Reinhard,
 4 also a community member. I represent the Golden
 5 Gate National Parks Association.
 6 BOARDMEMBER FUENTES: Romy Fuentes, from
 7 the State of California Environmental Protection
 8 Agency, and I'm a regulator.
 9 BOARDMEMBER WORK: I'm Michael Work, and
 10 I'm with the U.S. Environmental Protection Agency,
 11 and I'm another regulator.
 12 BOARDMEMBER BUCK: My name is John Buck,
 13 I'm with the U.S. Army, Environmental Center.
 14 We have been responsible for conducting the
 15 environmental studies for the Presidio Project.
 16 BOARDMEMBER WILKINS: And I am David
 17 Wilkins. I'm an Army Program Manager for the
 18 environmental cleanup program here, representing
 19 Fort Lewis, Washington. And I'm overseeing the
 20 entire cleanup program.
 21 FACILITATOR KERN: Would you like to
 22 start?
 23 BOARDMEMBER WILKINS: Yes.
 24 I would like to welcome all of our new
 25 members, and I'm glad to see the great diversity

1

1 that we have in the group that's involved.
 2 We welcome you.
 3 You have a lot of challenges ahead of
 4 you. You have come in at a time where there are a
 5 lot of significant events coming on, and we're
 6 about to finalize all of the final decision
 7 documents that will lead to the ultimate cleanup
 8 here, so you're going to have your hands full.
 9 So take your gloves off and get ready to
 10 work.
 11 Welcome.
 12 FACILITATOR KERN: And I would like to
 13 encourage any of the new members, if you have a
 14 question tonight about how things are working or
 15 anything at all, be sure to voice it right away.
 16 All right. So with those issues taken
 17 care of, the next items would be the agenda
 18 approval.
 19 Does everybody have an agenda? And if
 20 so, are there any additions or changes at this
 21 time?
 22 Okay. I see no changes.
 Any announcements? No announcements.
 24 Jan, perhaps, you might introduce
 25 yourself for the new members.

12

1 BOARDMEMBER MONOHAN: I'm Jan Monohan,
 2 and I'm a community member.
 3 FACILITATOR KERN: Okay. Yes, Howard.
 4 BOARDMEMBER NATHIEL: On this -- you know,
 5 I saw something on the news a week or two ago about
 6 Fort Ord. It was a very positive news item. Yeah,
 7 they had big bulldozers and engineers that were
 8 working and pushing sand around and pushing stuff
 9 around. But it basically said, you know, at
 10 certain times, made comment on this, that they are
 11 10 years ahead of schedule on the cleanup.
 12 First of all, is that true?
 13 And second of all, where is the Presidio
 14 with respect to their schedule? That's something I
 15 never really grasped, that's always surpassed --
 16 you know, I never understand those things.
 17 So I'm not bringing this up as anything
 18 other than an inquisitive thing on my part to find
 19 out, you know, what's there -- you know, is
 20 anything relative -- also because I remember it was
 21 about six months ago, we had Fort Ord RAB members
 22 that seemed really new to all of this. So it just
 23 struck me as a bit strange.
 24 I thought maybe you could comment.
 25 BOARDMEMBER WILKINS: I would say if

13

1 Fort Ord was a BRAC 91 site versus the Presidio
2 that is a BRAC 88 site, in terms of the speed and
3 efficiency at which -- which they have received on
4 their decision documents on actual cleanup, they're
5 moving along at a faster track than what we did
6 here at the Presidio.

7 However, whether or not they are
8 ten years ahead of schedule, I would defer that to
9 any representatives from the Corps of the
10 Sacramento District. Although no one here from the
11 Sacramento District works at that specific
12 facility, they may have some general knowledge of
13 what's going on. I would let them speak to that.

14 I would say that probably the media is
15 inaccurate in their statement.

16 BOARDMEMBER NATHIEL: That was my point.

17 BOARDMEMBER WILKINS: They are certainly
18 ahead with the Presidio schedule here. I think
19 it's obvious that we are behind the schedule that
20 was originally projected as forecasted when we
21 started seven or so years ago.

22 Bruce or Roger or anyone else in the
23 Corps, do you have any general knowledge of the
24 Fort Ord progress?

25 BOARDMEMBER HANDEL: I wouldn't say from

14

1 my knowledge of the site that they're 10 years
2 ahead of schedule, but I honestly don't know the
3 details.

4 BOARDMEMBER HENDERSON: That was a
5 concern to me as opposed to -- not opposed -- but
6 in relation to how do we shape up in terms of our
7 schedule.

8 BOARDMEMBER HANDEL: It's a very
9 different site, very different politically.

10 BOARDMEMBER NATHIEL: What about the
11 Interstate (sic) of California facility?

12 You know, they already have kids
13 attending school there so --

14 BOARDMEMBER WILKINS: Yes, that's true.
15 Roger, do you want to respond?

16 BOARDMEMBER HENDERSON: As Bruce said, it
17 varies from site to site. We will probably work
18 ahead on what will be done. We have our cleanup
19 goals at hand by board order -- one big landfill
20 they manually put in place.

21 They've been doing some innovative things
22 with excavating of some other sites and putting it
23 in at some point in time, but as far as some of
24 their larger ground water problems, they haven't
25 gotten that far.

15

1 (Inaudible.)

2 FACILITATOR KERN: Thanks.

3 Anyone have any items or old business
4 matters?

5 Okay. We're on No. 5 with Julia Cheever.

6 BOARDMEMBER CHEEVER: Well, our community
7 cochair Mark Younkins is absent, so me asked me to
8 make the committee report. I'm going to report on
9 two committees: First of all, we selected a
10 committee. We actually came to the RAB last month
11 and presented our recommendations for the new
12 members. And a few of the members are here, and I
13 would like to add my welcome to the new members.

14 And also I'd like to thank the Army
15 Public Affairs Office for what they have been
16 doing -- and that is going to continue doing --
17 that is, helping to do orientation with the new
18 members.

19 Secondly, the Technical Review Committee,
20 and for our new members, I hope "Technical Review"
21 doesn't sound too technical. All it is -- the
22 Technical Review Committee is what considers the
23 actual substance of the restoration process as
24 opposed to other committees who might be considered
25 with logistic procedures or something.

16

1 We meet the fourth Tuesday of every month
2 at Fort Mason. The time and place will be
3 reannounced to you. And it's a very good chance to
4 have an informal exchange of information and ideas
5 about these very complex topics that we're working
6 on.

7 Usually there's some technical members
8 there sent from the EPA, the NPS and the Army
9 Public Affairs office, and I would like to
10 encourage all new and old members to come to these
11 meetings.

12 In the last meeting we talked about
13 landfills. We talked briefly also about petroleum
14 contamination of ground water, and we have
15 something on our agenda which is -- suggestions
16 related to the former Nike missile site. We
17 already submitted a report to the Army on that, but
18 we would like to discuss it with you.

19 Our next meeting is two weeks from now.
20 And because of the upcoming feasibility study, I
21 think we're going to discuss that solely at the
22 next meeting, so I hope many people will be able to
23 come.

24 BOARDMEMBER: May I make a comment for
25 the record?

17

1 FACILITATOR KERN: Sure.
 2 BOARDMEMBER: As an old member of the
 3 Corps, I'd like to welcome all the new members.
 Now, we have someone here by the name of
 Dave Wilkins. He's got a staff that's outstanding.
 6 If you need any help or direction, go straight to
 7 that person, he can help you. And his people that
 8 work with him are courteous, well-informed and
 9 dependable.

10 Thank you.

11 FACILITATOR KERN: Thank you, Ed.

12 Any other comments on that committee
 13 report? Let's move on to John Buck and his update
 14 on the feasibility study.

15 BOARDMEMBER BUCK: I have a few slides
 16 I'd like to show you.

17 David said before that we are at the
 18 juncture -- let's turn that off for a second --
 19 we're at a juncture at which we're getting close to
 20 making some decisions regarding the remedies that
 21 we want to put in place for the Presidio, and
 22 basically the document which pulls that all
 23 together is the feasibility study. We hope to get
 24 that out this Friday, as we speak.

25 I know the first nine chapters of that

18

1 document are being copied and prepared. We are in
 2 the process of finalizing the next three chapters.

3 What I want to do is bring you up to
 4 speed as to some of the same process that we went
 5 through. Some of this is going to be old for you,
 6 but I guess for the new members, it might be
 7 valuable to go over some of that -- and I'm a
 8 little apprehensive because as I'm standing here, I
 9 see an arrow --

10 BOARDMEMBER WILKINS: This is a pointer
 11 only.

12 BOARDMEMBER: John, can I ask a quick
 13 question?

14 BOARDMEMBER BUCK: Yes, sir.

15 BOARDMEMBER: When you're talking, could
 16 you point to the appropriate place in your
 17 presentation when you comment on the
 18 decision-making process of what instances the Army
 19 has decided to pursue remedial action versus
 20 removal action. I gather some work has proceeded
 21 under removal action.

22 BOARDMEMBER BUCK: I think I hit on
 23 those. I wasn't going to focus on that, but I can
 24 bring you up to speed. Perhaps I'll do that at the
 25 end of this presentation.

19

1 BOARDMEMBER WILKINS: Maybe what we can
 2 do before John starts is to let you understand that
 3 essentially there's two cleanup programs occurring
 4 at the Presidio right now. You have all the
 5 cleanup programs of petroleum contaminants --
 6 that's where the storage tanks, underground storage
 7 tanks, fuel distribution pipelines in the ground.
 8 The execution of that cleanup has actually been
 9 going on for a couple of years, and in that sense,
 10 we're kind of well ahead of other facilities in
 11 that matter.

12 We've removed on the order of somewhere
 13 around 200 tanks, and we have some more to go
 14 there. We've removed about 10, 12 thousand feet of
 15 pipeline, and we have some more work to do there.
 16 That's been going on for a couple of years.

17 The focus on John's feasibility study
 18 are -- all the studies that are not petroleum -- or
 19 if they are petroleum and if there is petroleum
 20 contamination there, if there's mixtures of other
 21 ones -- it falls into his realm of responsibility,
 22 which means it's a circular-type, related type of
 investigation.

24 So everything that he's going to cover is
 25 basically -- doesn't have to do with a tank or

20

1 pipeline that was in the ground, it's just that
 2 it's a petroleum site.

3 BOARDMEMBER BUCK: High technical
 4 difficulty. Perhaps -- here, I apologize again.

5 What is the PSSF feasibility study?
 6 Basically it identifies what sites need to be
 7 cleaned up and also identifies a range of
 8 alternatives for cleaning those sites up. Finally,
 9 it sort of identifies which one we think would be
 10 the preferred alternative of doing that job.

11 Now, the screening process involves
 12 several steps. If you look at what is applicable
 13 or legal relevant requirements -- those are
 14 basically laws that are out there that are hard and
 15 fast and require you to do something, a particular
 16 action. And if you take a particular act, ground
 17 water, for instance:

18 If you have a drinking water source, you
 19 know, you have a chief drinking water stand.
 20 That's basically the first step.

21 If they are given, you put them in the
 22 FS. Then you check if there is a minimum health
 23 risk associated with that site. If there are, you
 24 put it into the FS for an evaluation. Or you also
 25 evaluate ecologic risk to plants, animals, things

21

1 of that nature.

2 So you put all the sites that have been
3 evaluated in the remedial investigations phase and
4 you actually go out and collect samples. You
5 determine what type of constituents are out there
6 and run those results through this evaluation
7 criteria.

8 For the human health criteria, what we
9 did: We did a very conservative residential
10 screening criteria for all sites, and we also look
11 at the most likely type of use for future sites,
12 basically to develop a recreational type of
13 Presidio. Regulators with toxicologists come up
14 with what we consider a conservative recreational
15 scenario -- typical work; what the visitor to the
16 site might experience in their lifetime. And we
17 looked at 10 to the -6 risk.

18 So seeing that level of risk -- for those
19 of you who have familiarity with that knowledge --
20 all that means is one excess cancer risk in a
21 millipopulation that they are exposed to that site.

22 If they are exposed to that particular
23 site -- that's where carcinogenic -- where things
24 that cause cancer -- things that don't cause
25 cancer. We have what we call a hazardous index

22

1 risk assessment, and that's also put into the
2 evaluating FS.

3 Finally, we have the ecological risk
4 assessment. This has been modified over the last
5 several months. Basically, we had a variety of
6 receptors, having picked out the birds, mammals,
7 plants, smaller ones. We, again, looked at
8 literature available and so forth, and came up with
9 risks associated, those what we call receptors, and
10 as the quotients associated with those receptors --
11 we have a screening criteria -- if it exceeds a
12 certain threshold, then it would be kicked again to
13 the risk assessment.

14 BOARDMEMBER REINHARD: I have a question
15 that's not up there.

16 In your earlier presentation about
17 screening, you had plans separated out, and now
18 you're separating the receptors. So receptors
19 includes the --

20 BOARDMEMBER BUCK: Yes. They're all
21 together; they were lumped in with all the others.

22 BOARDMEMBER REINHARD: So the -- from the
23 bottom diamond, I can only read.

24 It's HQ less than 10 per two --

25 BOARDMEMBER BUCK: -- less than or equal

23

1 to 10, the HQ high -- remember, we had the HQ high
2 and HQ low, so in each time, they're sort of two
3 different criteria.

4 BOARDMEMBER REINHARD: Do these two
5 questions have and/or in between them, or either?

6 BOARDMEMBER BUCK: Either one --

7 BOARDMEMBER REINHARD: Okay.

8 BOARDMEMBER BUCK: -- for that particular
9 document.

10 BOARDMEMBER CHEEVER: Could I mention
11 something. I don't know if everything associated,
12 but the slides are associated with the agenda.
13 That's the way to look at them.

14 In fact, I'll speak to that as we go over
15 that. Let me get my magnifying out because it's
16 very small. On page 2, the top one and continues
17 to the next page.

18 For ecological risk, you know --
19 fortunately, I didn't bring magnifying glasses for
20 you, and I apologize for our technical
21 difficulties -- what I want to say is here, just
22 there's a screening criteria in addition to human
23 health.

24 After we went through that screening
25 process, the next slide down, you can see it

24

1 continues onto the next page, it just gives you a
2 flavor for the number of sites that we have
3 screened into the FS for a full evaluation. It
4 also -- the middle column says "Soil COC's." COC
5 stands for Contaminants of Chemicals.

6 And on the far right, it gives you a
7 rough estimate of the volume of soils associated
8 with that particular site that is looked at. And I
9 will go through each site and -- to just give you a
10 flavor of what those sites are.

11 BOARDMEMBER REINHARD: I have a question
12 about the plants.

13 When you say -- for example, in one of
14 these diamonds -- that an HQ value exceeds any one
15 of these including two or more plants -- two or
16 more receptors. When you look at plants, does it
17 have to be an actual species of plant at the
18 Presidio?

19 BOARDMEMBER BUCK: Well, we just looked
20 at -- we just took plants, a group of plants, we
21 didn't break it down to their surrogate. So we
22 just had that one category of plants.

23 In other words we don't have grasses and
24 trees -- like if you considered a morning dove and
25 a robin, so to speak.

25

1 BOARDMEMBER REINHARD: Okay.

2 BOARDMEMBER BUCK: And one of the
3 functions of that is you have to look at the
4 available studies that are out there.

5 BOARDMEMBER REINHARD: That's what I
6 meant. If you do a study about a plant that wasn't
7 here or a plant that was here, that was part of
8 your study?

9 BOARDMEMBER BUCK: The actual plants we
10 looked at and ranged were from grasses to flowers
11 to trees. We looked at them all.

12 BOARDMEMBER REINHARD: Right, right.

13 BOARDMEMBER BUCK: There are also some
14 surface water sites and ground water sites we see
15 there.

16 After we did our evaluation of all those
17 sites, we sort of grouped the sites into similar
18 constituents. In other words, we have one site --

19 BOARDMEMBER WILKINS: We're still on page
20 two, the top of page two.

21 BOARDMEMBER BUCK: This is a group of
22 sites and we broke them in -- for instance, if you
23 are on a site and it's only metals that were
24 affecting that particular site, that would fall
25 into the inorganic site.

26

1 There were some sites that we didn't have
2 in organic problem, but we had pesticides or things
3 of that nature -- excuse me, organic constituents
4 and then we had some sites where there was a
5 combination of both. And then we sort of lumped
6 all of our landfill and fill sites together into
7 one group.

8 We have ground water sites and surface
9 water sites. This is a way to handle the sites and
10 develop an array of alternatives for similar sites
11 that have similar characteristics.

12 In the Group 1 site along with the
13 inorganic sites, we came up with an array of six
14 alternatives.

15 Okay. Our Group 1 sites for our
16 inorganic sites: There is no action, alternative
17 1, to include in the alternative analysis -- sort
18 of as a basis to prepare for subsequent proposals.

19 Institutional controls are things like
20 land use restriction or fences, things of that
21 nature.

22 Then you can have -- cover the
23 contaminant of concern with some soil or some other
24 type of material, and then you can excavate with an
25 off-site disposal.

27

1 Here you see excavation before treating
2 the soil, before exposing it, to cut down the
3 volume, and perhaps as a hazardous waste.

4 And another possibility is solidification
5 and stabilization for off-site disposal. Again,
6 while you treat it, you might meet some
7 inefficiencies from a disposal standpoint -- you
8 dispose of it, perhaps, in a landfill that doesn't
9 cost as much as a hazardous waste land.

10 That's sort of our range of alternatives
11 for our Group 1 sites.

12 Very similar array for organic sites.
13 Again, the constant area is the no action
14 alternative, institutional controls, some type of
15 treatment and an excavation and disposal option.

16 Here we looked at thermal treatment as
17 opposed to a less alternative there of
18 solidification. That's basically what we're
19 dealing with organics here. And they're treated
20 differently for remediation.

21 Here's are combination sites, both
22 combined inorganic and organic. Again, very
23 similar to previous two slides, because obviously
24 we're covering the same constituents or
25 contaminants.

28

1 For our Landfill/Fill Sites, we have a no
2 action alternative, again, institutional controls,
3 soil cover alternative -- some alternatives that
4 are just addressed for specific locations on the
5 top of the landfill that might present a health
6 threat. And also the last alternative is coal
7 excavation and off-site disposal for some of these
8 landfills.

9 And a range of alternatives for the
10 groundwater. Again, ranging from a no action
11 alternative to some type of containment and also
12 treatment technology.

13 Finally, our surface water alternative:
14 No action, institutional control would be used for
15 a particular drink of water, or something like that
16 for range of treatment.

17 So those basically are our arrays of
18 alternatives that are currently now going through
19 our detailed analyses, and we'll be presenting
20 those at the next RAB meeting. I'll be presenting
21 those in a format -- the result of that detailed
22 analysis and what are preferred remedies will be
23 for each of these sites that we've identified
24 earlier in the presentation.

25 It's a very detailed and exhausting

29

1 process that we're going through and, like I say,
2 it's the nice part of the job where you get to the
3 point of actually proposed cleanup as opposed to
4 the normal studies phase that we've sort of gone
5 through in the past. So this is what I always
6 perceive as the fun part of the job. That's all I
7 have for right now.

8 Any questions?

9 BOARDMEMBER REINHARD: Could you tell us
10 about the publication date again?

11 BOARDMEMBER BUCK: Yes. We want to get
12 that out this Friday. Like I said, the first nine
13 chapters are being published -- or being printed
14 now. Barbara and I are busy reviewing the last two
15 or three chapters and get that out. We are
16 supposed to get that out by Friday and send it to
17 David.

18 BOARDMEMBER REINHARD: I just want to
19 mention what that means in terms of what happens.
20 And maybe this is something Romy or Michael wants
21 to talk about, but when the RAB feasibility study
22 is formally published, that starts the clock for
23 public comment, which at this site has been decided
24 to be 45 days.

25 So formal written comments have to be in

30

1 by the end of that 45-day period -- I don't know,
2 Romy, you can talk about that.

3 BOARDMEMBER BUCK: It's not the last
4 crack at it. The FS is sort of your array of
5 alternatives and what's the preferred remedy. And
6 then we'll come up with a proposed plan or remedial
7 action plan which identifies efficiently what the
8 proposed remedy is for each site. And it gives
9 another opportunity to comment on it and then those
10 comments will be reviewed and responded to. It's
11 called a Responsiveness Study, and that will be
12 included and attached to the final document which
13 will be called the recreational decision, and that
14 identifies what's going to become at the site.

15 BOARDMEMBER FUENTES: I would like to add
16 that John was correct, that there was a consensus
17 about the bad cleanup, and we have a Responsiveness
18 Summary attached to the draft remedial action due
19 to time constraints. Normally, we'll have a final
20 feasibility study, but when this case at the
21 time -- all the comments are going to be responded
22 anyway, and that will be the remedial action plan.

23 BOARDMEMBER REINHARD: I just want people
24 to be aware of that.

25 BOARDMEMBER WILKINS: So basically, just

31

1 to add onto that. If you want the document Friday,
2 whoever -- whichever members of the RAB want to
3 have an individual copy, please let Pat know
4 tonight; that way, we can manage our distribution
5 scheme accordingly.

6 But I expect it to come by Friday. At
7 least for the technical members of the RAB, we
8 would handle it or try to get those to them on
9 Friday. But we expect it to be a 45-day incumbent
10 period -- that's just one day, it's not a big deal.

11 Essentially, that would be 45 days
12 starting May the 18th, and that goes through, I
13 think, the first part of July -- around July 8th.
14 That 45-day period to look over -- something like
15 that. And then there's approximately a six- to
16 seven-week period in which the Army Environmental
17 Center and its contractors will have an opportunity
18 to compile all of those comments that you guys put
19 in.

20 We'll make up responses to those
21 comments, and at the same time on or about, let's
22 see -- that's the early part of August, we will --
23 or the end of July rather, we will publish a draft
24 remedial action plan which will have attached to it
25 this Responsiveness Summary, and that's the

32

1 document you'll have your second go at.

2 You can respond to the summary and
3 they'll include that in the actual remedy, or they
4 take concern, like, into account of a remedy, and
5 you'll have an opportunity to look at it. And
6 there's a formal comment period for that as well,
7 and then that would be -- as John was saying --
8 your second shot at looking at what we're doing.

9 So once that's finalized, after another
10 period of time, that's the document that will go
11 for signature by the Army and the State of
12 California.

13 So we expect to have, then, the base-wide
14 remedial action plan signed by the end of October
15 of this year. So we're looking at about a
16 five-month window between now and when that
17 happens.

18 FACILITATOR KERN: Yes.

19 BOARDMEMBER: Are you going to present
20 costs in the remedy?

21 BOARDMEMBER BUCK: Yes. I failed to
22 mention that -- all the alternatives and costs. So
23 that's included in the analysis.

24 BOARDMEMBER: So how did you guys arrive
25 at costs?

33

1 BOARDMEMBER BUCK: These are engineering
2 estimates. It's not a precise cost, but for the
3 FS, you know, there are rough costs, and they look
4 at means. And there are documents that come up
5 with costs, and there's a lot of institutional
6 alternatives on these technologies.

7 It's not like they're real toxic, and so
8 forth, so they have a good handle on it.

9 BOARDMEMBER REINHARD: Well, at this
10 point I can't help but bring up -- maybe I've got a
11 dispute at this point, and that is that it's our
12 position, the position of the Golden Gate National
13 Park Association, that the President of the
14 United States has delegated authority for selecting
15 the remedy and for deciding what is the chosen
16 remedy to be the park service and not the Army.

17 This is a big, legal dispute, and I
18 mentioned it also, because I think it was Leslie
19 said something before, like how did the Army decide
20 to do removal versus remedial.

21 Some of the past removal actions that
22 have occurred here have been -- these are one of
23 our comments which were honored -- silent on the
24 question of who was signing or deciding the
25 document, because in most cases, they would issue

34

1 state remedial action decision, and so we don't
2 disagree that Romy's agency does that.

3 But as far as the circle of decision of
4 who signs the draft and who reviews these
5 alternatives and decides which is the one to go
6 with -- as far as we're concerned, the agency in
7 charge right now is the Park Service. And I
8 mention it because it's important to us.

9 And it's important now to think about
10 that question.

11 BOARDMEMBER BUCK: I realize I forgot to
12 address your question of where we had remedial
13 actions proposed, at least. I'll just review those
14 real quick.

15 BOARDMEMBER WILKINS: Certainly.

16 BOARDMEMBER BUCK: We have several
17 underway or soon to be.

18 We had two sites where we had PCP
19 contamination in soil, basically, associated with
20 transform abuse for transforming soil. 681 (sic)
21 and 1151. That decision document has been signed.
22 We talked a little about it this morning. We
23 talked in June, that they were turning dirt for
24 those two sites, so that's one example.

25 We had an area called the DEH,

35

1 Director of Engineering Housing. Once you come on
2 Marina Gate, there used to be a group of wooden
3 structures there; they're no longer there. But for
4 that area, we had a document which was prepared
5 actually in collaboration with the Park Service.

6 They did most of the work in drafting up
7 that document, so that's another area where
8 we're -- we actually have remedial action planned.

9 I think that's signed, correct?

10 BOARDMEMBER WILKINS: Yes.

11 BOARDMEMBER BUCK: We have three other
12 areas that we call our waste sites, for lack of a
13 better term. They are primarily areas -- excuse
14 me, the contaminant of concern. Two of the sites
15 were in the 900s area and one of the sites is in
16 the 600 area. For people who are not familiar with
17 the Presidio, they're basically along Crissy Field.
18 They're one of the remedies of choice.

19 There is what we call cleanup force
20 (sic), where plants actually do cleanup for us.
21 What we do is harvest the plants and then extract
22 the lead out of the soil.

23 It's very attractive from the standpoint
24 of reducing the body of waste associated with the
25 cleanups. We'll have two options, one site to

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1 excavate that soil or bring it to another location
2 where they can be handled -- I think that's
3 probably the one most likely the alternative that's
4 selected.

5 So outside of all the petroleum sites,
6 those are the ones where we actually would have
7 some removals pending.

8 FACILITATOR KERN: I guess I have a
9 couple of comments, and perhaps a small discussion
10 I would like the board to entertain.

11 First, I just want to clarify that the
12 feasibility study will only outline the
13 alternatives. It won't hint or even propose in any
14 way what alternative foresight that --

15 BOARDMEMBER WILKINS: It will identify
16 the heights of range order?

17 FACILITATOR KERN: So it will give you a
18 preferred alternative?

19 BOARDMEMBER WILKINS: Yes.

20 FACILITATOR KERN: Okay. And then you
21 mentioned there was going to be one draft
22 feasibility study and then any responses to that
23 would go in the remedial action plan or the final?

24 BOARDMEMBER BUCK: The comments on the FS
25 would be responding to a kind of draft remedial

37

1 action plan.

2 FACILITATOR KERN: Okay. I would like
3 the RAB, then, to entertain the notion of
4 requesting a formal public meeting then, within the
5 end of the 45 day public comment period so that
6 this -- given that there's going to be one
7 feasibility study document, that we can bring
8 together as much public contact as possible to the
9 Army and the contractors of the issues involved in
10 the feasibility study in this case.

11 Any comments on that kind of an idea?

12 BOARDMEMBER BERNARD-POWERS: Well, I
13 think it's a good idea. So I'd like to ask for it
14 to happen, and on a night different from the
15 committee meeting night and on a night different
16 from a RAB night, RAB formal meeting night.

17 FACILITATOR KERN: Any preferences?

18 Yes, Jan.

19 BOARDMEMBER MONOHAN: I also agree, but
20 I'm just trying to reconstruct the last time that
21 we are all fast to respond to settlement, and my
22 recollection is that one of our advisories -- the
23 technical members who put out their reports made
24 them available as soon as possible, which maybe
25 brings -- you know, put a lot of pressure on them.

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1 But we found that the technical members' reports
2 were very helpful in interpreting the study itself.
3 And I ask that they be made available as
4 soon as possible so that -- it seems like people
5 aren't that well -- our comments don't come across
6 that well.

7 FACILITATOR KERN: You're speaking about,
8 perhaps, the comments from the regulatory agencies?

9 BOARDMEMBER MONOHAN: That's right.

10 FACILITATOR KERN: Any other thoughts on
11 the public meeting?

12 BOARDMEMBER WILKINS: Yes.

13 Are you suggesting, Doug, that we
14 entertain the idea of having a public meeting in
15 addition to the public meeting that's already going
16 to occur, which is going to do exactly what you're
17 going to be doing here?

18 FACILITATOR KERN: Is this a public
19 meeting that was scheduled for the feasibility
20 study?

21 BOARDMEMBER WILKINS: Well, it's a public
22 meeting that will address the draft remedial action
23 plan in response to the summary.

24 Yes, that's essentially what we're going
25 to do. In other words, at the end of the 45-day

39

1 comment period, as I mentioned earlier, there's
2 going to be kind of a six- to seven-week period
3 which the Army and its contractors will have to
4 prepare to the response of the summary and
5 simultaneously prepare a draft remedial action
6 plan.

7 Okay. When that's done, then there's
8 going to be a public notice put in the newspaper,
9 ten days in advance, call a public meeting which
10 will allow you or anyone else from the public to
11 comment on the Responsiveness Summary and the draft
12 remedial action plan.

13 And that public meeting will occur within
14 a normal 30-day window that is traditional for this
15 type of decision document -- which, essentially, I
16 mentioned before -- which gives you and everyone
17 here a second opportunity to comment about the
18 preferred remedies that are drafted and put into
19 the remedial action plan.

20 So my question is: Do you want another
21 public meeting in addition to that?

22 FACILITATOR KERN: That isn't my request,
23 and I can talk a little bit more about why that
24 would be. I visualize having sat or sitting on
25 other restoration advisory boards, that the

40

1 proposed plan, when it comes out -- this is a
2 product of a lot of negotiations with regulators in
3 a lot of meetings. And there's not a whole lot of
4 room at the very end of that process to propose a
5 plan with negotiations; it's essentially a done
6 deal.

7 So my request has to do with, in this
8 first feasibility study time period where people
9 could come forward and say, you know, "I really
10 would think that we need an additional alternative
11 here." That gives you that six- or seven-week time
12 period to really consider something, you know,
13 coming out of left field.

14 And so, it also, from the public point of
15 view, given the Presidio and its sort of comments
16 to high exposure, that if -- if you can get it
17 through another meeting, you can get all these
18 comments out. You get them before the final end
19 product. I mean, it seems like it would be a good
20 thing to do.

21 BOARDMEMBER WILKINS: Well, I would just
22 like to say that the Responsiveness Summary,
23 though, is not, in and of itself, an end-product.

24 Again, it's going to be an attachment to
25 the draft RAB, and the draft RAB is a draft RAB;

41

1 that's not the final thing that's going to be
2 signed. There's going to be a 30-day final period
3 associated with that. It's going to give everybody
an opportunity to comment.

FACILITATOR KERN: I appreciate that.

6 It's a matter of timing, that's all.

7 BOARDMEMBER WILKINS: It is a matter of
8 time.

9 When do you want to do this? Because I'm
10 assuming that everyone is going to meet based on
11 the demands of time. Everybody is going to need
12 all of the 45 days to do their review and to submit
13 their comments or concerns. So if someone has a
14 suggestion on the different alternative or
15 something of that nature, the Army would need time
16 to run that actual analysis, and we're not going to
17 get that until the end of the 45-day period. And
18 the Army is going to need time to digest that, to
19 run that through some technological advances,
20 determine the technology -- if there's something we
21 can do physically or if it makes sense from a
22 financial standpoint.

23 In comparison, those are things we're
24 going to do anyway. I'm not so sure that having
25 another meeting would be advantageous to community

42

1 members.

2 FACILITATOR KERN: Let me explain this a
3 little bit more, if I could then, what I see
4 happening: The document comes out next Monday.
5 It's one of the first documents that's heading
6 towards the final answer toward the Presidio.

7 Now people can take that document,
8 hopefully within the technical committees or some
9 fashion, generate something that they can
10 communicate to larger constituents --
11 Bay Area-wide, national. It is going to be a
12 national park, after all.

13 And in an attempt to get that word out in
14 a fashion near the end of a 45-day period, perhaps
15 from a national audience, people could comment on
16 this work. So I think it's better to do that
17 earlier than toward the end of the process, that's
18 all.

19 BOARDMEMBER WILKINS: Well, I would also
20 like to add then, in our attempt to address the
21 community members and assume national audience that
22 may be looking at this, we have delivered -- we
23 have sections of the feasibility study here.

24 We did that at the last RAB. We've done
25 it, we've provided things between the last RAB and

43

1 today. We've given folks basically an additional
2 30 days to look at the head sections which doesn't
3 count actually as an official incoherent period.

4 Supposing you guys have taken your
5 volunteer time to heart here and have taken that
6 and taken the time to look at that, maybe have some
7 initial reactions to some of the things we're doing
8 here. And we're trying to provide sections of the
9 FS that are really the meat of what's going on
10 there, what we're intending to do with all the
11 sites, what types of remedies and things like that
12 that we're proposing.

13 I don't know. The reason I'm bringing
14 this up is because of the logistics involved and
15 what it takes to put this meeting together. Given
16 the fact that you do have a 45-day window, I'm not
17 sure when, at what time, the fact we've already
18 called the meeting, when do you want to stick this
19 additional meeting there.

20 I'm not sure that it would be
21 advantageous.

22 BOARDMEMBER MONOHAN: Could I ask, is the
Army accepting or welcoming comments from the
24 general public as well as from the RAB?

25 BOARDMEMBER WILKINS: Absolutely. That's

44

1 what you guys are here for.

2 BOARDMEMBER MONOHAN: So the public gets
3 the 45 days as well as the RAB, whereas the
4 regulators have 30 days; is that right?

5 Or do the regulators have 45 days too?

6 BOARDMEMBER WILKINS: No.

7 Well, everybody has the official
8 commenting period for the document, whether you're
9 a regulatory member or a community member, a 45-day
10 commenting period. That was established because of
11 all the concerns about the review time and things
12 of that nature.

13 But in addition to that, what we've done
14 is to try and accommodate everyone's concerns is to
15 provide certain sections. So essentially, you have
16 45 days plus the last 30 days in which you get
17 certain portions that you may read ahead a section.

18 So there's actually been more than 45
19 days whether or not you've had an opportunity to
20 look at it. I mean, I don't know.

21 BOARDMEMBER BERNARD-POWERS: But doesn't
22 that mean there could be even more informed
23 comments, though, if we did have it in July?

24 I think I would like to propose having
25 this meeting on July 1st, which is a Tuesday, I

45

1 think, near the end of that 45-day period. It
 2 seems to me that this meeting would still be about
 3 two or two and a half months away from the other
 4 public meeting that you're envisioning, because
 5 there would be seven or eight weeks between the two
 6 reports, and then the second public meeting
 7 wouldn't come out until toward the end of the
 8 30-day period. So we are talking about meetings
 9 that are quite a bit apart in time, I think.

10 BOARDMEMBER WILKINS: Well, the problem
 11 with what you're suggesting is that unless the
 12 reviewers -- whether they be community members or
 13 technical members -- submit their comments in
 14 advance of the 45-day comment period, then the Army
 15 and its contractors won't have time to review them
 16 and be prepared to make any rational discussion to
 17 address your concerns, even if we have that meeting
 18 immediately after the 45-day period.

19 BOARDMEMBER BERNARD-POWERS: July 1st
 20 would be before the end of that 45-day comment
 21 period.

22 BOARDMEMBER WILKINS: Yes, that's true.

23 BOARDMEMBER BERNARD-POWERS: So it would
 24 be a vehicle for getting comments. People's
 25 comments at the public meeting could be considered

46

1 comments.

2 BOARDMEMBER JEHOREK: From the general
 3 public.

4 BOARDMEMBER BERNARD-POWERS: Right, the
 5 general public.

6 BOARDMEMBER WILKINS: My point is, you
 7 come to a meeting and say, "I have concerns about
 8 X Y, and Z." It's the first time the Army hears
 9 it. The only thing we can give you is objection or
 10 speculation of possibly how we would respond to
 11 that answer.

12 The way we have things planned out right
 13 now is if we called a public meeting that would
 14 occur later, part of the 30-day official comment
 15 period, such that we would have the majority of
 16 that time to start preparing the responses to the
 17 comments that you submitted for which you have will
 18 45 official days to submit.

19 If we did that meeting in the early part
 20 of like, say, five days after the comment period,
 21 you come in the meeting and you say, "Well, I'm
 22 concerned that you're not willing to excavate the
 23 entire landfill because I think there's another
 24 reasonable alternative" --

25 BOARDMEMBER FUENTES: David, I think

47

1 you're missing the point. The point is to
 2 facilitate the -- you're anticipating lots of
 3 comments already. I think what you need is to
 4 facilitate the review process to make them
 5 understand what's in the document.

6 BOARDMEMBER WILKINS: That's a different
 7 thing. That didn't come across clear to me.

8 You're asking for a meeting to explain
 9 what's in the feasibility study?

10 BOARDMEMBER SKOW: I think what the point
 11 is, our objective is to make sure that the response
 12 to the summaries are complete as possible, that
 13 addresses the court in terms of the community. And
 14 to the extent that that's achieved, I think it's a
 15 win/win situation.

16 It's a win for the Army, because the
 17 draft is a better draft; it's a win for the public,
 18 because they've had an earlier opportunity to
 19 present their comments. If we can do that at the
 20 earlier stage, we'll make the end-stage product
 21 better, and, I think, go through the process faster
 22 at the end.

23 It's a -- really the first public
 24 notified opportunity in a public forum where it
 25 gives everybody the opportunity to come forward and

48

1 present comments, provided, until basically the end
 2 of the drafting process. The next step is the
 3 final.

4 And I think in terms of just community
 5 input, that's right at the end of the process, and
 6 I think in terms of having a public feel, that
 7 they're having a voice in the process, that earlier
 8 is better, both for the Army and for the public.

9 BOARDMEMBER WILKINS: Well, I agree with
 10 that 100 percent. But my question is: At what
 11 point do you do that?

12 In other words, let's say you're going
 13 through the 45-day comment period, right.

14 Okay. And you're ten days into the
 15 review period and you find something that you
 16 consider a show stopper. You look at the
 17 feasibility study and you say, "I don't like what
 18 the Army is doing there."

19 But it's one thing if you call the Army
 20 and say, "Hey, Dave Wilkins you know, I have great
 21 concerns about your preferred alternative for
 22 Landfill E. Here's my concern."

23 I can relay that to the Army
 24 Environmental Center; they can start working on a
 25 response to the contract with that 10 days into the

49

1 comment period.

2 See, that's completely different than at
3 the end of the 45-day comment period, we get
4 bombarded with comments from the RAB or the
5 regulators or anybody else, and then five days
6 later you want to call a meeting and expect the
7 Army and its contractors to come there and be able
8 to answer your comments.

9 BOARDMEMBER MONOHAN: No, no, no. We're
10 suggesting a meeting five days before the end of
11 the comment period. It would be a way of gathering
12 comments.

13 BOARDMEMBER JEHOREK: It would be a way
14 to verbalize the written comments, particularly
15 what the main concerns are.

16 BOARDMEMBER WILKINS: Yeah, and you're
17 not looking for a response, then, at that point?

18 BOARDMEMBER MONOHAN: No, no, no. In
19 fact, we want to make sure that there's a fully
20 broad array of concerns for you to respond to in
21 the next document.

22 Because you've talked about us bringing
23 up the concerns -- although we try to represent the
24 public, our constituencies, the public interest --
25 we may not think of everybody in the Bay Area, what

50

1 they have on his or her institutional mind, and we
2 want to make sure that those people get a chance.
3 That's why I started out asking you: Are you
4 accepting or welcoming comments from the general
5 public as well as from the RAB; and you said yes.

6 BOARDMEMBER WILKINS: That's why we're
7 putting -- I mean, the intent is to capture the
8 concerns of the entire community.

9 BOARDMEMBER MONOHAN: And I don't picture
10 this meeting replacing the other meeting that
11 you're talking about. This is a major document for
12 an extremely important military installation. Why
13 can't we have two meetings which are going to be
14 two and a half or three months apart?

15 BOARDMEMBER CHEEVER: People are asking
16 it to be an open verbal forum for comment with no
17 response expected. Maybe it should be set up that
18 way.

19 FACILITATOR KERN: That sounds good.

20 BOARDMEMBER BLACK: I would like
21 clarification with the Army's intention with
22 respect to the public notice in the newspaper.

23 Is that for the feasibility study, or is
24 that for the proposed plan?

25 BOARDMEMBER WILKINS: No. That's for the

51

1 draft RAB.

2 BOARDMEMBER BLACK: So -- because I'm
3 hearing two different things here. I thought I
4 heard you say that you were going to issue the
5 feasibility study for public comment.

6 People -- RAB members are talking as if
7 they are thinking of larger community than the RAB
8 itself is going to be commenting on the feasibility
9 study.

10 BOARDMEMBER BERNARD-POWERS: That's why
11 we're asking for the public meeting, so that --

12 BOARDMEMBER LOLLI: I think David is
13 saying that he wasn't intending for the feasibility
14 study, itself, to go out before the wider public
15 review -- the proposed plan will go out for the
16 wider public review.

17 Could you clarify that?

18 BOARDMEMBER WILKINS: Well, there's no
19 regulatory requirement for the feasibility study in
20 and of itself, and there's no regulatory
21 requirement for us to put something in a newspaper
22 and let 80, you know, 100, or 12 million people
23 around the Bay Area to know that we have a
24 feasibility study for the Presidio.

25 The dissemination of that information is

52

1 up to you the RAB members. That's why you're
2 representative of larger organizations that have
3 concerns and issues about the Presidio.

4 But the fact that we're attaching a
5 Responsiveness Study to the RAB and there's going
6 to be a public notice for the RAB, gives the
7 greater dissemination to the Bay Area about both
8 the draft RAB, which is the discussion of the
9 preferred alternative site, as well as how we're
10 going to clean up the site, which is the response
11 summary attached to it.

12 And when folks come to the public meeting
13 or if they want to review that document, they're
14 going to get the draft RAB and the responsive
15 summary to the feasibility study, and they can see
16 the best of what's going in here.

17 So we're killing two birds with one
18 stone, and we're also accelerating the process of,
19 so we don't have to go through four or five
20 additional document reproductions at once.

21 FACILITATOR KERN: I'd like to wrap this
22 up pretty soon.

23 BOARDMEMBER REINHARD: I think we just
24 have to remember what Doug and Romy said, that this
25 request is just a practical matter.

53

1 Like Doug said -- yeah, by the time the
2 remedial action plan meeting happens, it is a done
3 deal in the eyes of many people that have
4 experience with these sites. And as Roberta said,
5 it doesn't make sense to, you know, have a public
6 meeting about a feasibility study that the public
7 doesn't even know has been issued.

8 And so, as a practical matter, it's a
9 good idea and it isn't a requirement, but it's
10 certainly allowable to publish a public notice
11 about the availability of the feasibility study. I
12 mean, this is it, and what we're saying is that the
13 people around this table -- well, we're all
14 insiders, I guess.

15 But as Julia said -- and there's a bunch
16 of other people to whom this is very important --
17 and maybe they don't even know that you're supposed
18 to send in a written comment, and a verbal comment
19 is what they want to make or can make -- and it's
20 that practical side or that practical extension
21 that the most valuable piece of property you can
22 find in the western part of the United States which
23 Julia is getting at.

24 I mean, it's not a requirement, but it's
25 just a reality.

54

1 BOARDMEMBER WILKINS: I don't have a
2 problem. What I want to understand is what it is
3 that you're asking for. I think I understand
4 that -- I mean, none of my colleagues in the Army
5 understand that as well. I want to make that
6 clear.

7 What I also want to make clear is that
8 part of your responsibility as volunteers is also
9 to disseminate throughout all newsletters and
10 things of that nature. You should be telling your
11 peers: There's a feasibility study coming out. If
12 you have concerns, you know, feel free to come to
13 me.
14 I mean, that's all part of how this process is
15 supposed to work anyway.

16 FACILITATOR KERN: Would it be
17 appropriate to ask the Board to have a motion and
18 go through that process and make this request?

19 BOARDMEMBER WILKINS: I don't think so.
20 I think we're open to having an additional meeting.
21 I think it's a matter of timing as to when we can
22 do it, so John and/or maybe his folks can do that,
23 because there are things that are factored into the
24 budget in going through this whole process. I
25 would just like to have an opportunity to talk to

55

1 John and the guys from the Corps in what would be a
2 reasonable time for them to do that.

3 Like you were saying, Julia, somewhere
4 maybe five, six days before the conference is over,
5 you guys come in at that point, you would have
6 probably 40 days or so to look at it. You got
7 things on your mind, maybe not finalized on paper,
8 and you can come to me and express that, so we can
9 get an idea of what those are at that point. And
10 that would give us an extra four or five days to
11 start planning how to respond to it, and the
12 official time allocated to respond to that.

13 You know, I fully support your request,
14 but it's just a matter of time to do that, and I
15 would just like to talk to John and the Corps guys
16 to see what would be a reasonable time to do that.

17 BOARDMEMBER FUENTES: I think, also, we
18 need to discuss this at the BCT meeting, to come up
19 with some kind of schedule or reliable activities
20 that we need to work on in order to accommodate
21 their request.

22 BOARDMEMBER WILKINS: Okay. And we can
23 do that.

24 FACILITATOR KERN: Great.

25 BOARDMEMBER CHEEVER: If you don't think

56

1 it's appropriate to have a motion, could we request
2 to have this on the agenda on June 10th for a
3 report on when the meeting will be?

4 BOARDMEMBER WILKINS: Yes.

5 BOARDMEMBER CHEEVER: Okay. Great.

6 FACILITATOR KERN: Is there any
7 requirement as to if it's a public meeting, how
8 many days in advance -- ten days? And that would
9 be enough time?

10 BOARDMEMBER WILKINS: Yes.

11 FACILITATOR KERN: Okay.

12 BOARDMEMBER MONOHAN: I want to clarify
13 what I said earlier, because you said the
14 regulatory agency -- I just don't have the name of
15 that -- when the remedial investigations report
16 came out and it was massive and there were many
17 volumes, the new members of the board felt a little
18 bit overwhelmed -- some of them -- because a lot of
19 what is phrased is in technical language.

20 We felt it was problematic in that it
21 really wasn't accessible to the public because of
22 the form in which it took, and that the comments of
23 technical members such as Rob Snider -- excuse
24 me -- made it very easy to understand what were the
25 main issues there.

57

1 And I think what I'm asking is that, as
2 soon as their reports are available, may be part of
3 this process, or someone who's very good at
4 summarizing what are the main issues here and
5 putting them out in something in a way that's
6 accessible to all the RAB board members and to the
7 public. That's what I'm asking. Because it was a
8 real issue last time and that it's probably still
9 an issue.

10 FACILITATOR KERN: All right.

11 Do you know, I guess, would the
12 Park Service and the EPA be commenting in enough
13 time that RAB members might be able to see that
14 information for the end of the -- or do you know
15 what's going on?

16 BOARDMEMBER BLACK: Well, I understood,
17 although I wasn't there. But at the RPM meeting
18 today, there was a discussion about regulatory
19 review time frame.

20 Can somebody report on that? Does
21 that -- what?

22 BOARDMEMBER WILKINS: It was no different
23 than what I've expressed here tonight.

24 BOARDMEMBER ULLENSVANG: And the
25 regulatory meeting, you agree, is about 45 minutes?

58

1 BOARDMEMBER WILKINS: Yes.

2 FACILITATOR KERN: Well, we'll try to
3 mark that to see if we can get any comments.

4 BOARDMEMBER WILKINS: And again, let me
5 reiterate the point that at any point during the
6 comment period, if there's something that jumps out
7 at you that you consider, you know, as
8 representative of your agency or for your own
9 personal review or concern about the Presidio, if
10 you look at something that's in this document you
11 consider to be a show stopper, you're, like,
12 "Oh, this is a terrible idea. The Army should be
13 looking at something else," you know, give us a
14 call. Don't wait until the end of the 45-day
15 period to, you know, come up with something. Let
16 us know as early on as much as possible.

17 In other words, what I'm saying is the
18 lines of communication are open. You know, call
19 in, send us a fax, send us e-mail, drop us a
20 letter, say, "Hey, I disagree with what you're
21 doing. But this really bothers me," you know, and
22 we'll try to get some feedback to you as quickly as
23 possible, and maybe that's some feedback we can get
24 to you early on during the incumbent period.

25 So take advantage of that open line of

59

1 communication. Our doors are open.

2 BOARDMEMBER BLACK: I think what you were
3 referring to before was when the regulators and
4 everybody had 30 days and the RAB had 45, so you
5 could see people's comments ahead of time.

6 Is that what you were thinking?

7 BOARDMEMBER CHEEVER: Yes.

8 BOARDMEMBER BLACK: Well, I guess
9 everybody is going to need -- we feel that
10 everybody needs 45 days at this point, so it's
11 awkward for the regulators and the Park Service to
12 say we'll do our review any faster than maybe is
13 humanly possible at this point.

14 How about the technical review committee
15 meeting? Couldn't the regulators and the
16 Park Service come to that meeting with as much of
17 their comment that they have and talk with people
18 about it ahead of time as a way to facilitate
19 your --

20 BOARDMEMBER CHEEVER: Well, that would be
21 greatly appreciated.

22 We have two technical review committee
23 meetings: one on May 27th, and one on June 27th.
24 And I purposefully didn't suggest that this public
25 forum be on a committee night, because I think the

60

1 committee meetings are very important.

2 So I hope regulators will come to those
3 two technical review meetings to give us the
4 benefit of their thoughts. It would be very much
5 appreciated.

6 BOARDMEMBER BLACK: Thank you.

7 FACILITATOR KERN: I'd really like to
8 thank everyone's input to make those suggestions.
9 I appreciate your feedback in getting that worked
10 out.

11 It might be an appropriate time to take a
12 break. I think we still have plenty of time for
13 the rest of the agenda.

14 Let's take about ten minutes right now.

15 (Recess taken.)

16 --oOo--

17 FACILITATOR KERN: I'd like to ask you to
18 reconvene and we'll finish off this meeting.

19 While you are returning, I was reminded
20 at the break that my particular role might be
21 confusing to the new members, so I thought I would
22 talk about it just for a minute or so.

23 I am a community member of the RAB, and I
24 am a professional mediator/facilitator. Early in
25 the beginning of this process, the RAB decided to

61

1 have me continue to facilitate these meetings so at
2 times they also ask that I continue to act in my
3 role as a community member.

4 So for the most part, I just act as a
5 facilitator, but as you saw, earlier with this
6 proposal for a public meeting, occasionally I will
7 say something as a live person with an opinion.

8 So I will try to make that obvious and
9 clear when I'm switching back and forth. A couple
10 of other announcements:

11 There will be an orientation for the new
12 RAB members, and all the current RAB members are
13 especially welcome to attend this orientation.

14 Since I'm out a lot in the evening, I
15 volunteer to actually have it in my house, so I can
16 remain home one night. So if you can be there a
17 week from tonight.

18 There will be various flyers and things
19 coming out for you -- I live at 26th and Lake, so
20 you know where that is -- it will be a week from
21 tonight.

22 I am asked to remind you again that, if
23 you would like a copy of the feasibility study, I
24 think there's going to be a sign-up sheet coming
25 around. You need to ask for one.

63

1 Lead Based Paint at Nonresidential Buildings.

2 BOARDMEMBER REINHARD: Well, maybe I
3 should explain that this is really sort of a
4 continuation or a report that from how this issue
5 was brought up at the last meeting.

6 I was just thinking that maybe, because
7 of the number of new members, that we should try to
8 briefly summarize what happened and why we're
9 talking again.

10 This is a problem which has both
11 important legal disputes and also practical
12 disputes about a situation at the Presidio
13 concerning the proper response to the fact that
14 lead based paint has weathered and, I guess,
15 emitted from the outside or exterior buildings into
16 the soil and into the environment, and as a result
17 lead happens to be present in the environment
18 around those buildings, and it is believed, or at
19 least preliminary reports suggest that the
20 concentrations are quite high.

21 There is a distinction in terms of,
22 so far, the response to this situation at
23 residential versus nonresidential buildings. And
24 at the heart this dispute is a legal one that the
25 Army says that it is not legally obligated under

62

1 And so, we have one new member that we
2 did not have the opportunity to have introduced --
3 he has arrived, and his name is Andre Tolpagin.

4 If we can have Andre say a couple words
5 about yourself.

6 BOARDMEMBER TOLPAGIN: You caught me in
7 the middle of chewing a carrot, and I apologize.
8 I apologize also for being late.

9 I'm also a member of the -- of NAP, which
10 is the Neighbors Association of Presidio
11 Preservation and I'm the secretary, so I had to be
12 there until the last dying word in time to get
13 here.

14 I'm a lawyer; I'm a native; I was born
15 and raised in San Francisco, which I think makes me
16 a bit unusual probably. I'm very happy to be here.

17 I have lived, really, all my life around
18 the Presidio, so I have a -- I guess a sentimental
19 interest in what happens to it, and I'm delighted
20 to be included in this group.

21 FACILITATOR KERN: Thank you.

22 Any other announcements, so we don't do
23 them at the very end of the meeting as people are
24 rushing out the door?

25 Okay. Let's move on to item 6b then, the

64

1 the CERCLA or Superfund statute to conduct any
2 response to this situation of nonresidential
3 buildings.

4 As a matter of fact, every government
5 agency with a legal opinion about it -- and that
6 means the EPA, the Department of Toxic Substances
7 Control, and I think also the City -- has
8 officially written to say that that is incorrect.
9 But the dispute still lingers.

10 One of the interesting things about -- in
11 our view, that is, TGNPA's view -- about the
12 presentation that John made and what I consider a
13 feasibility issue, is not, how did the Army go
14 about evaluating the sites around those slides, but
15 what about the fact that it did not evaluate or
16 does it exclude it, certain areas from feasibility
17 study which it should have -- and like I say, in
18 our view.

19 But leaving the issues aside, the Army
20 has agreed and has already started to conduct
21 response to the presence of lead outside and
22 underneath the exterior of residential buildings
23 because they find some other program or reason to
24 do so.

25 And as a practical matter, like I say,

65

1 the concentrations of lead involved, the health
2 hazard that's an environmental problem is the same.
3 The lead doesn't know that it's coming from one
4 building versus another building. A person walking
5 by in the future as a visitor to the park doesn't
6 know that there is a legal dispute, they just
7 encounter the contaminant.

8 And so to think about this problem --
9 like I say, there's been a lot of paper back and
10 forth about it. And most recently, like I say,
11 there have been some important agency opinions
12 about this.

13 At our last RAB meeting, the community
14 members asked the agencies involved to talk about
15 this problem again because they haven't been talked
16 about openly for a while, and so one of the reasons
17 this is on the agenda tonight is just to say:

18 So we asked you to talk about it.

19 What do you have to say?

20 And then, I think that -- I understand
21 Roberta might want to make a few comments about the
22 Park Service's view about what is going on.

23 And, like I say, I think I've tried to
24 say in a short time what we talked about more at
25 length before, but that's the reason why it's on

66

1 And what I want to do from that is
2 distill what are the outstanding issues and what is
3 the status, and where can we go from here with it,
4 and, actually, put it in a written format so that
5 we could hand it out at a RAB meeting and also
6 bring it to our BCT meeting for discussion -- and I
7 haven't finished it yet, and I apologize for that,
8 but there's a lot of things going on.

9 One thing happened -- last week the
10 Park Service had an opportunity to brief the trust
11 boardmembers on some of the cleanup issues going on
12 as well as all the other Park Service's issues.

13 And the one thing that came through real
14 clear in their questions of us was the issues of
15 lender liability, which is, of course -- I guess
16 what you would expect they would have concerns
17 about.

18 And it seems to me this issue is gonna be
19 a concern from that lender liability standpoint.
20 And, I think, arriving at a technical solution and
21 one that the regulatory agencies will give their
22 blessing to is gonna be real important for making
23 these properties usable for the trust.

24 And so -- you know, I think the timing is
25 real crucial right now that we do start getting

66

1 the agenda tonight.

2 BOARDMEMBER BLACK: Well, the way I
3 remember the conversation at the last RAB going was
4 that people started asking a lot of detailed
5 questions about the issues, especially the
6 inventory of buildings and how many were there and
7 stuff.

8 And I said, "Well, you know, we're really
9 not prepared to go back into all of that right now.
10 Let's -- the BCT members -- put our heads together
11 and kind of refresh our memories on the status of
12 the issues and where we need to go from here."

13 And we were going to do it here at this
14 last BCT meeting, which is supposed to be tomorrow
15 and is not happening due to schedule conflicts.
16 And, also, I don't think we've really had time to
17 work on it as much as we wanted to.

18 So I've taken a couple of steps myself to
19 move us in that direction, and one is to go back
20 through all this correspondence that's taken place
21 over the last year and a half.

22 And I started working on it. There's
23 about 15 pieces of correspondence going back and
24 forth between all of the agencies, you know, this
25 thick (indicating).

68

1 some forward momentum on it again. And I just
2 wanted to give that status report.

3 I guess the other thing I was trying to
4 do myself was begin looking at an inventory of the
5 buildings and doing a screening process of them for
6 the nonresidential.

7 Because what Rob was saying, you know,
8 there's no real distinction between residential and
9 nonresidential, and I'm out there on the property
10 looking around and I try to think about that,
11 "Is there distinction, and how significant is it?"

12 And I can't predict how this will play
13 out, but there are a number of certain situations
14 that the nonresidential buildings are in.
15 For example, some of them are paved all the way up
16 to the periphery of the building; some of them are
17 in very remote locations where, you know, you
18 wouldn't expect to see a child playing in the
19 drip-line over at that nonresidential building as
20 much as you would at their homes, at the
21 residential properties.

22 So I was trying to go through some
23 evaluative process that would lead us to do
24 something reasonable with the nonresidential
25 properties, and I haven't finished that yet.

69

1 I'm trying to create an inventory of what are the
2 different buildings and what is their condition,
3 which is something we, as the BCT, had talked about
4 the need to do. And I've just gotten started on
5 that.

6 BOARDMEMBER REINHARD: Yeah, I just
7 wanted to clarify. I didn't mean that there was no
8 difference in the appropriate response or level of
9 response. I'm just saying, there's no difference
10 as a matter of -- well, what I think it was
11 primarily a legal matter of -- that the law
12 requires that there be a response to the presence
13 of lead in the environment, regardless of whether
14 it was from one kind of a building or another.

15 BOARDMEMBER BLACK: Yeah. I was just
16 trying to get to the point where if we said,
17 well, we are going to look at these nonresidential
18 buildings, and what's the universe of buildings
19 that are of concern -- you know, and how big is
20 that, and how significant is that -- just to have a
21 starting point.

22 BOARDMEMBER REINHARD: Yeah.

23 FACILITATOR KERN: Any questions?

24 Yes.

25 BOARDMEMBER MONOHAN: I have a question

70

1 of the definition, so it's another review question.

2 The designation of "residential," is it
3 as use now or projected use?

4 BOARDMEMBER BLACK: For the most part,
5 that's the same thing.

6 BOARDMEMBER MONOHAN: And here
7 (indicating), the numbers are both --

8 BOARDMEMBER BLACK: Yeah. There's not
9 really an intended land use change for residential
10 properties.

11 I mean, is that what you're asking?

12 BOARDMEMBER MONOHAN: Yeah, yeah.

13 And for nonresidential -- because there
14 is a difference in the standard, isn't there?

15 If it's a nonresidential property, then
16 the standard for lead is different than in
17 residential; is that right?

18 BOARDMEMBER BLACK: You mean risk
19 assessment? Exactly.

20 BOARDMEMBER MONOHAN: Yes, yes.

21 BOARDMEMBER BLACK: That's, to me, a
22 technical point that, you know, we would have to
23 come to some agreement on: What is the right land
24 use designation? What is the appropriate risk
25 level? But it could be different, yeah.

71

1 Does anybody else want to comment on
2 that? Romy or Michael? David or Bruce?

3 No. There's a lot of different issues in
4 this, and that's what I'm hoping to do -- kind of
5 create in bullet form to show what the different
6 issues are.

7 FACILITATOR KERN: Any other comments on
8 this subject?

9 BOARDMEMBER BERNARD-POWERS: I'm just --
10 it's great that all this thought is going into it.
11 Are you going to then talk to us again a month from
12 now about it?

13 BOARDMEMBER BLACK: Well, I was hoping I
14 would have what I'm working on done by then to
15 facilitate the discussion further to its next step,
16 but I haven't really thought much beyond actually
17 trying to put this together.

18 So, you know, it seems like it can't just
19 be something that I present. It has to be
20 something that the regulatory agencies and the Army
21 and the Park Service will all talk to you about.

22 Is that what you're thinking?

23 BOARDMEMBER CHEEVER: Oh, I was just
24 wondering when we were next going to hear about it
25 or discuss it at one of our meetings.

72

1 BOARDMEMBER BLACK: Well, I'm trying to
2 have what I'm working on ready by the next RAB
3 meeting, so maybe it would stay on the agenda as --

4 BOARDMEMBER CHEEVER: -- an item for the
5 next meeting?

6 BOARDMEMBER O'HARA: At the very least,
7 would be something that could be commented on by
8 the Restoration Advisory Board in response to the
9 feasibility study.

10 Why is it not included in the feasibility
11 study -- if, indeed, it is not, or is an issue
12 that's not addressed?

13 BOARDMEMBER BLACK: I mean that's really
14 an interesting question, because when the Army says
15 "base-wide wrap," to me, when I think of
16 "base-wide," that's the final wrap, that's the one
17 that rolls all of the other -- all of the
18 contamination issues at a site into a closure
19 document.

20 Right, Romy?

21 I mean, it would leave you with no
22 outstanding issues; is that --

23 BOARDMEMBER FUENTES: I guess when you
24 say "base-wide," depending on the position of the
25 Army -- but right now they're also dealing with

73

1 fire issues, so this is not actually the final
2 draft.
3 BOARDMEMBER BLACK: So I guess -- you
4 know, I don't know what the meaning of the word
5 "base-wide" is, because I've always known it to be
6 the main installation RIFS (phonetic).

7 And base-wide to me means that it's the
8 last one, and so I'm thinking, depending on how
9 this works out, if the CERCLA process was followed,
10 then there would be another decision document. And
11 it wouldn't -- the timing is not right to include
12 it in the base-wide or the main installation wrap.
13 It's just falling behind that.

14 BOARDMEMBER REINHARD: Well, I think I
15 sort of -- what I'm saying is consistent with what
16 Peter was saying.

17 The fact is, if you had a list today
18 of -- so what are all the projects at the Presidio
19 under CERCLA that are being addressed -- and you
20 have 1, 2, 3, 4, 5, there would be no bullet or no
21 number for lead based paint in residential
22 buildings. That's one of the problems.

23 Whether it comes on its own; as a
24 separate operating unit; as the fact that it's a
25 deficiency in the feasibility study that is not

74

1 there or in another document, that's the problem.
2 It's not there. And putting it there is one of the
3 things that needs to be thought through.

4 FACILITATOR KERN: All right.

5 I'm switching gears, then, onto item C.
6 And I will be talking about that, so I will not be
7 having my facilitator hat on. So if I get out of
8 line, I'll have Bruce whack me over the head or
9 shoot me with the arrow.

10 I think you all have in front of you
11 "Presidio of San Francisco Restoration Advisory
12 Board Resolution: Excavation, Recycling and
13 Off-site Consolidation of Presidio Landfills, Fill
14 Sites and Disturbed Areas."

15 Does everybody have one of those?

16 Okay. I'd like to give a little bit of
17 background about this; where it came from; why
18 there is such a thing.

19 First of all, I attend a lot of the
20 meetings that I'm able to go to that are held
21 during the day. It's a good opportunity to be able
22 to listen in in all the discussions regarding
23 Presidio cleanup. These are project managers
24 including the Army's contractors, Park Service and
25 regulators.

75

1 So I attend those, as many as I can, and
2 sit in and occasionally throw in a comment or two.
3 It's been, now, 3+ years that we've been going at
4 this, so I've learned a few things. And one of the
5 things that I began to pick up a few months ago, is
6 in my -- and this is my own personal opinion -- my
7 view was that there was not enough attention being
8 paid to the landfills.

9 There are 17 landfills at the Presidio,
10 from my count -- and I think that count probably
11 would be in dispute by the Army -- but let's just
12 say that there's approximately that number of
13 landfills. There is a categorization of those
14 landfills into landfills, fill sites and disturbed
15 areas, and in that characterization, I saw that
16 some sites seem to have mostly rubble in them.
17 Some sites have mostly fill material.

18 I've never really been able to totally
19 understand why some sites were called "disturbed
20 areas," because, in fact, things were dumped
21 there -- so I guess that's why it means that's why
22 they were disturbed -- but I began to see the issue
23 differently than it was laid out. And at some of
24 the meetings that I attended, I began to learn that
25 money had been spent designing remedies or

76

1 designing a remedy for one of the landfills.

2 When I asked about this remedy, which
3 happened to be a cap or dirt cover, some of the
4 preliminary design work for that -- I was told at
5 the meeting, "Well, that's just what we're doing.
6 We've considered things."

7 And it seemed a little bit of an odd
8 response to me we weren't at that stage, so I began
9 to ask questions. And it seems -- and I hope I
10 characterize this right -- that the Army was taking
11 its own risk for designing that particular remedy
12 for that particular landfill, that somehow they
13 were spending money at their own risk when nobody
14 had signed off on that remedy.

15 So I began to investigate other landfills
16 and other things that were going on with respect to
17 landfills, and I found a lot of things that I had
18 questions about. So I investigated more and more
19 and more, and I asked questions at RAB meetings,
20 particularly with respect to, say, landfill 4 and
21 dead trees at the landfill.

22 I was told that, "Well, that could be due
23 to other things," and it could be, but I didn't
24 feel good about the response because it seemed not
25 to be a complete response.

77

1 So the more I've been involved in the
2 process, the more it seems to me that there's been
3 a reluctance to examine really doing something with
4 these sites.

5 And that's just my personal opinion. I
6 began to discuss it with members of the board, the
7 regulators and the Army as much as I could do.

8 That's a little bit of the background of
9 this subject from my view, and so, I guess to cap
10 that background up, a lot of the documents that
11 I've read seem to indicate less of a risk than I
12 would view from the landfills.

13 So who am I? I'm just a public member,
14 but I do happen to have a technical background. I
15 was a geophysicist at an oil company for seven
16 years, and I have an MBA.

17 So I began to try to get into what are
18 the economics of these things: Why aren't we
19 hearing more about what are the costs? We had no
20 examination of the cost of excavation of these
21 sites in our first feasibility study.

22 So I began to anticipate that not very
23 much was going to be done about the landfills, and
24 I wanted to raise awareness; I wanted the
25 discussion to happen; I wanted there to be debate,

78

1 and I wanted every single site --

2 (A bell rings in the background.)

3 FACILITATOR KERN: I guess that's all the
4 time I have.

5 -- I just wanted every single landfill to
6 be examined; I wanted it to be debated in public,
7 and I wanted the public to weigh in on each site.

8 So how to bring this argument to the Army
9 in a way that the public can understand it --
10 because what we're dealing with in many ways are
11 very technical documents -- documents that have to
12 deal with risk assessments, that many members of
13 the public have difficulty understanding, including
14 myself. And while I do make every effort to
15 understand those documents, there's a lot of
16 assumptions with them.

17 And so when you question all of the
18 assumptions, my feeling was to bring this issue
19 forward in this manner. And I want to look at
20 those issues' principles, which is the second page.

21 These are concerns that I have that
22 perhaps are not very technical in nature, but they
23 are principles that I found began to delineate my
24 concerns in a way that members of the public can
25 understand.

79

1 So Item No. 1 is "Consolidate Waste."
2 Now, we have waste distributed at 17 sites.
3 Perhaps it would be better not to have it at 17
4 different sites, but, perhaps fewer. Perhaps they
5 can be on-site, or off-site rather than on-site.
6 It seems like a reasonable thing to consider.

7 Item No. 2 is "Relocate Small Landfills."
8 On page 4, I've included a page out of the remedial
9 investigation which shows, at least for some of the
10 landfills, the size estimated in both area and
11 volume by the Army on these particular sites.
12 And some of them are smaller to regulatory --
13 relatively speaking, 2,000 cubic yards.

14 There is a document of which most of the
15 prior members -- older members, not older in age
16 but older in time spent -- and I can give it out to
17 the new members. It's called "Application of the
18 CERCLA Municipal Landfill Presumptive Remedy to
19 Military Landfills, Interim Guidance." And I refer
20 to that.

21 And it talks about not moving landfills
22 if they are over 100,000 cubic yards. Most of all
23 landfills are under 10,000 cubic yards; none are
24 over a 100,000 cubic yards. So my feeling was,
25 well, are our landfills open to being able to being

80

1 relocated? That should be considered.

2 A third item is the "Reuse of National
3 Park Lands is Unrestricted." If you have a
4 landfill -- and one of the landfills in particular
5 I'm thinking of is landfill 4; fill site 5 is
6 actually near this site as well.

7 So if there's a Boy Scout camp at the
8 Presidio, a campsite, my feeling was, what if that
9 campsite would be expanded? Any number of
10 activities in that area could be envisioned that
11 they're going to run right into one of these
12 fillsites, and if nothing is done, that would be
13 possible; there would be some restriction placed on
14 the use of that property.

15 So I don't think that's what we want to
16 do at this National Park is restrict the use. And
17 there are plenty of people around the table that
18 can speak to that at greater length.

19 Item No. 4 is "Clear Waste from Ground
20 Water Saturation Zones." Also, in this last page,
21 page 4, historical uses shows that much of this
22 material was placed in valley bottoms; it was
23 placed in ravines -- and this is an area where
24 water flows, and I don't think you ought to have
25 waste in those kinds of areas.

81

1 I think there's a possibility for
2 recycling building and construction debris. I'm
3 not talking about wood that's been rotted away for
4 30 years, but I think there's a possibility that
5 there's a lot of concrete rubble, bricks, things of
6 that nature. It's possible that some of that could
7 be recycled and perhaps reduce the cost of off-site
8 disposal.

9 Item No. 6 has to do with the issue that
10 I mentioned as a background. This is something
11 that kind of bothered me at the time, that the Army
12 was considering the remedy already and spending
13 money.

14 I have since talked to Army officials,
15 and they assured me they were simply -- they have
16 money available; they did it at their own risk, and
17 that's what I've been told. But this item really
18 was that you should have community acceptance of
19 the remedy before you proceed on those kinds of
20 activities.

21 Item No. 7: "The Presidio has Special
22 Status as a National Park." I think that the
23 Presidio does have special status. I think it's
24 not just a normal Army base; it's not just another
25 Navy base; it's going to be a national park, so I

82

1 think it should be treated a little bit
2 differently. I think it should be treated in terms
3 of the reuse that is expected.

4 Number 8 -- let me move on. Again, I'm
5 reiterating cleanup remedies acceptable to the
6 community.

7 Number 9: "Monitoring."

8 In discussions with several community
9 members from the last version of this document, it
10 was mentioned that it's possible that some of these
11 landfills should remain -- and I realize that
12 that's maybe what happened.

13 Some of the landfills, and everyone will
14 agree, that they should remain and not be
15 excavated, but I do think that they remain and
16 there was waste in those landfills, that there
17 should be monitoring set up for those situations.

18 All right. Well, those are the
19 principles.

20 I came up with a resolution -- I don't
21 know if I need to read it -- what do people think?

22 BOARDMEMBER O'HARA: Why don't you make
23 the resolution in the form of a motion.

24 FACILITATOR KERN: Okay. I'm a little
25 hesitant to make the motion myself, being in this

83

1 position, but if people think that that's
2 appropriate, I would certainly go ahead and do
3 that.

4 BOARDMEMBER O'HARA: Will there be
5 opportunity for discussion after the motion is
6 made?

7 FACILITATOR KERN: Yeah.

8 Well, I would move that -- I'll skip down
9 to the final two items; I'll skip the warehouses.

10 It would be resolved that the Presidio of
11 San Francisco Restoration Advisory Board fully
12 endorse the April 1997 Presidio Landfill Closure
13 Principles, and be it further resolved that with
14 few exceptions and until proven otherwise, Presidio
15 landfills, fillsites and disturbed areas should be
16 excavated, fill materials recycled where
17 appropriate, and remaining materials and hazardous
18 waste consolidated in a modern, appropriate design
19 and monitored for off-site disposal facility.

20 BOARDMEMBER O'HARA: I second.

21 FACILITATOR KERN: Any discussion about
22 what I've been talking about -- about
23 the resolutions, comments or concerns?

24 I do want to say that this has gone
25 through considerable revision. I very much

84

1 appreciate all the comments that people have made.
2 I think it's a lot simpler. It does leave open the
3 possibility of -- much more readily people will
4 have a discussion and decide to leave a landfill in
5 place, but I hope that this resolution causes that
6 discussion to happen.

7 BOARDMEMBER REINHARD: I don't want to
8 extend the resolution any further than the subject
9 of landfills, but, you know, when you read through
10 the analysis of the problem and the kinds of
11 material that's there and the reuse issues, what I
12 was thinking tonight is this also applies to the
13 Nike missile (sic) -- which is a point that I would
14 like to remind people now, that although we call
15 them landfills and we don't call them silos
16 anymore -- what they are, are abandoned structures,
17 abandoned construction material, which, while
18 sitting there, happens to be causing a problem --
19 like you say here, for example, about flow of
20 gravel water and for very similar reasons.

21 And I said before, "in our view," it's
22 not just at those locations that you analyze
23 whether there has been a release from the silo of
24 some hazardous substance, but the silos themselves
25 are waste. There's no more missiles in them.

85

1 It's -- I mean, I hesitate to call them a
2 landfill, but I was just thinking, everything you
3 say here, strike out the word "landfill" is sort
4 of -- Nike missile silo -- I would say it applies
5 to just the same.

6 FACILITATOR KERN: Yes.

7 BOARDMEMBER: I have a question.

8 FACILITATOR KERN: Yes, Brian.

9 BOARDMEMBER ULLENSVANG: When I read your
10 resolutions and I compare it, and on the back, I
11 compare it to the back of the principles, how is
12 No. 9 appropriated in your resolution? You've
13 covered everything except for No. 9.

14 Have you done that, Roger?

15 FACILITATOR KERN: Well, that is taken
16 care of, I suppose, and this was the loophole that
17 people helped me develop in the final lines of the
18 resolution that would -- my initial resolution is
19 simply to "call for the excavation of all those
20 materials." Now it says, "...with few exceptions
21 and until proven otherwise." So that says, when we
22 have the discussion and you show us the brief,
23 that's fine.

24 So it's not really an oversight. It's,
25 hopefully, incorporated in the second to last

86

1 "Be it resolved that..."

2 Do you agree?

3 BOARDMEMBER REINHARD: It says, "...with
4 few exceptions." It doesn't leave that very open--
5 sort of like, well, this is what it's gonna be, but
6 you have to do it, otherwise, or with few
7 exceptions.

8 So I guess you're trying to be open and
9 fair and leave all sorts of options, every option
10 should be weighed, and that option seems to be
11 thrown in there.

12 It seems just kind of strange.

13 FACILITATOR KERN: No, I appreciate that.
14 I don't -- I don't separate the two documents. I
15 think they hook in together.

16 Joan.

17 BOARDMEMBER GIRARDOT: As you know, I
18 represent a neighborhood association in the Marina,
19 which is one of the closest neighbors here. And we
20 talk a great deal about these cleanup issues, and
21 we talked very recently about Doug's principles.

22 And while we applaud a private citizen,
23 Citizen Kern, originating and studying in an
24 in-depth -- what he considers to be a problem and
25 putting this forward for discussion, I have to say

87

1 that among our board and other members who are
2 present in our meeting, including some members of
3 the West Portal Neighborhood Association's Board of
4 Directors who were there, they didn't agree with
5 these principles, and they didn't agree with the
6 resolution.

7 They felt that whether by design or
8 default, that these principles seemed to be driven
9 or guided by some kind of a desire to facilitate
10 new construction in the Presidio and not from real
11 health concerns. Now, why do I say that?

12 I suppose that I would say, first of all,
13 that some of the points they did agree with, and
14 I'll cover those two, first.

15 Yes. They agreed the community should
16 have cost estimates for excavation versus
17 containment; and, yes, there should be a community
18 acceptance component of what's going to be done
19 with landfills, but there was nobody there that
20 agreed with any of the other principles.

21 Their eyes particularly popped out at
22 No. 3: In the second paragraph, when it is stated
23 that, "In addition, in 1991, San Francisco Regional
24 Water Quality Control Board policy regarding
25 foundation piles through closed landfills

88

1 illuminates hidden costs for construction at camped
2 landfill sites."

3 Their eyes popped out, because they said,
4 "Why would we want to put foundation piles through
5 landfills? Our overriding concern about this
6 Presidio is the new construction that could take
7 place here." No one wants any new construction on
8 landfills, period.

9 And their eyes also popped out when
10 they -- when they talked -- when the statements
11 were made here about -- in paragraph 3, we talk
12 about the general management plan amendment and the
13 community input, and then we have a statement that
14 says:

15 "As the final plans for a particular
16 site emerges, the details may vary
17 significantly from the initial concept."

18 And here you're arguing for flexibility
19 for changing reuse scenarios.

20 But then in paragraph 6 you say land use
21 and community acceptance should be ascertained
22 before a presumptive remedy is implemented, but
23 that's kind of a contradiction, because over here
24 you say that the reuse could change significantly.

25 So if we're not certain what the reuse

89

1 for the site is, then how can we ask the military
2 to accept us accepting their remedy.

3 And when you say here that "The Presidio
has a Special Status as a National Park," you've
got,

6 "The containment of waste at the
7 Presidio San Francisco is entirely
8 inconsistent with the vision, goals and
9 reuse scenarios of the Park."

10 They all thought that this was your
11 opinion. They didn't share that opinion. They
12 pointed out that we in the Marina live on landfill;
13 that, indeed, my house at Marina Boulevard is built
14 on landfill and debris, and we had ship-building
15 activities and all kinds of hazardous chemicals,
16 and we've been living for 40 years in that
17 scenario.

18 So they felt that it was -- how should I
19 say -- that it was odd to be advocating for doing
20 something quote, "special" at the Presidio that
21 wasn't being done for them. They're living with
22 the very same kind of landfills, in many cases, as
23 you have here. In fact, we have significant
24 contaminations, as you probably know, in the
25 East Harbor right now.

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1 with all the sites including the landfills.

2 Those evaluations also consider long-term
3 monitoring and maintenance of those areas. And
4 regarding community acceptance, there is an
5 opportunity too for community acceptance, that's
6 why there's a review period for the feasibility
7 study and draft remedial actions.

8 So there's plenty of opportunity for the
9 community to have their input to what's going on
10 with the Presidio landfills. And in my opinion, I
11 think that Doug's resolution is premature because
12 it doesn't take into account the fact -- it doesn't
13 take into consideration those facts.

14 And I think before folks sign on this
15 resolution, they should look at the feasibility
16 study and look at all the landfills and say,
17 "Well is there a cost estimate and reasonable
18 alternatives," or "What's going to happen at
19 landfill 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 in
20 the disturbed areas?"

21 And when you ask them to throw out some
22 of these -- at least some of these points in the
resolution and have you reconsider your resolution.

24 BOARDMEMBER BUCK: From the perspective
25 of -- you'd be surprised what these landfills

90

1 So they were also very concerned about
2 the cost. They saw no need to excavate anything
3 because they said they couldn't find any
4 indications that there were any health concerns and
5 that they would prefer that it would be left as it
6 is.

7 And I guess, to conclude, I would have to
8 ask John or David, have they missed something?
9 Is there a major ecological or human health concern
10 at the landfill sites, because if we didn't miss
11 anything, and if there isn't, then their unanimous
12 opinion was to leave them as they are.

13 BOARDMEMBER WILKINS: Well, I'd like to
14 add my two cents to that, and I'll have John add to
15 that.

16 As I said in the last RAB meeting, I
17 thought that the resolution was premature. In
18 other words, I thought, without having looked at
19 the feasibility study, he had developed this
20 resolution.

21 In parts of it, he's talking about the --
22 there weren't efficient cost estimates done. It
23 may not have been available to him at that
24 particular point in time, but there are estimate
25 costs regarding various alternatives and what to do

92

1 represent. From our sample results and going
2 through the risk assessment, as you can see in the
3 RI report, there are no, in our view, real serious
4 sites from the standpoint of allowing the
5 foundation use in these landfills.

6 We have a few isolated hot spots on some
7 of the landfills that have not been looked at --
8 pretty small in nature and relatively innocuous
9 from our viewpoint.

10 We have done some costs for total
11 excavation for some of the landfills -- the ones
12 that are labeled now are landfills 2, landfill 4,
13 landfill E, and this disturbed area: one, along
14 Baker Beach; and -- island.

15 And at least for the total excavation for
16 those landfills, approximately 28 million dollars
17 and the majority of that cost resulted in -- which
18 resulted in 22 million dollars. And there are
19 significant costs associated for total restoration.

20 Again, most of these landfills -- we
21 recognize they are small in size, but we don't
22 believe the materials that are present there aren't
23 removable from a standpoint that they're hazardous
24 in nature.

25 I think they would have to actually go

93

1 out and point to you where most of those are -- a
2 lot of them surround them.
3 FACILITATOR KERN: As a new member, could
4 you maybe give me two minutes of the scope of the
5 RI.

6 BOARDMEMBER BUCK: That has been done, at
7 least on the landfill.

8 Okay, two minutes.

9 A lot of the landfills, several of the
10 landfills we have monitored levels installed around
11 them. We've taken many -- we've had test pits,
12 brought samples, soil bores within those landfills,
13 surface sampling, some geophysical work, and a lot
14 of them; and that's the kind of investigative work
15 we did at the landfills.

16 BOARDMEMBER REINHARD: Did you do --

17 FACILITATOR KERN: A lot of them are not
18 well-documented as far as what exactly any of them
19 have to talk about. Many of them have been in use
20 for many years, and they have a transfer station
21 here. I think that started, I think, in the early
22 '80s where they started to dump things off-site,
23 but most of them -- a significant number of them
24 have building debris and concrete in them, stuff
25 like that.

94

1 I know there's always a big dispute of
2 what we're calling a landfill.

3 Do you call a fill site 7 a landfill?

4 BOARDMEMBER BUCK: Not a fill site; not
5 the construction of it.

6 BOARDMEMBER REINHARD: Okay. I don't
7 mean whether that means if that's in that same
8 category of things we're talking about or not, but
9 I think fill site 7 is a special situation.

10 First of all because it's within the
11 Crissy Field area where wetlands are concerned, and
12 because the contamination there gives off a special
13 problem. And, like I say, I don't know whether
14 we're considering them in the universe or not, but
15 when you're describing -- as you just did, whether
16 there had been any particular problems -- I think
17 of that area as an area of particular problem where
18 it's not clear on what to do.

19 I wonder if you could just comment on the
20 RI work for that.

21 BOARDMEMBER BUCK: Well, as far as
22 solvents are concerned, I think we had a one hit,
23 one-time subsequent sample, and I don't see a
24 significant solvent problem associated with
25 landfill 7.

95

1 Landfill 7 is basically along
2 Crissy Field. We call it that because when it was
3 still there at the turn of the century -- and I
4 always get confused whether it's the PanAmerican
5 situation or the earthquake debris -- whatever it
6 was -- in any event, that was probably the landfill
7 that was -- or fill site that was filled in at one
8 of the early sites at the Presidio. It is the
9 footprint on the wetland as mentioned.

10 Sampling results are from boring logs and
11 it's basically filled with sand from the bay.
12 There's some concrete debris, things of that
13 nature.

14 BOARDMEMBER REINHARD: And you don't
15 think there's a problem there or --

16 BOARDMEMBER BUCK: We do have some
17 inorganics in the water, particularly in the total
18 samples when you filter them out. And when I say
19 "total samples," I mean the ones that are filtered.

20 But when you sample that, most of those
21 inorganics, basically, disappear at very low
22 levels.

23 So you don't really see much of a
24 correlation between the results and water and what
25 we found in the soil samples, and there are -- I'm

96

1 not going to say that, there isn't inorganics in
2 the water but positive of (inaudible).

3 FACILITATOR KERN: Further comments?

4 BOARDMEMBER STONER: Questions? Jill.

5 I'm sort of going back to John's
6 comments, expressing concerns of others, and two
7 things came to mind: One is, I would hate to think
8 that the landfills to the OR is a deterrent, if
9 there is a reason to keep them there.

10 And, secondly, the language of the
11 principles and the reference to flexibility for
12 changing recent scenarios, et cetera. To me, at
13 least in reading it, it had everything to do with
14 this being a national park and had nothing to do
15 with the future potential construction.

16 I think you gave an example earlier this
17 evening about a playing field or a Boy Scout
18 campground or something, expanding or growing, and
19 that seems to me to be the kind of open-ended
20 questions that a national park cannot predict in
21 the way that other kinds -- some uses we might not
22 be able to predict.

23 And it seems that the expectation that
24 people have of a national park goes far beyond what
25 we, as residents, have for our neighborhoods where

97

1 we know the situation there and we make certain
2 choices.

3 It seems that a national park, above any
4 other kind of land, should give people the
5 expectation of, you know, the kind of absoluteness
6 of being sort of open and clean, and forth.

7 So just the analogy to the Marina, I
8 don't think is really applicable. I think, you
9 know, analogies to other national parks would be
10 more appropriate about whether the landfills should
11 stay or not stay.

12 FACILITATOR KERN: Saul.

13 BOARDMEMBER BLOXEM: Yeah. I want to
14 agree to that statement and amplify on it a tiny
15 bit.

16 When I read this, I didn't get anything
17 with regard to the potential for construction at
18 these landfill sites. What I did, in fact, hear
19 was someone that serves on another restoration
20 board in another part of the City, reflecting a
21 conversation that is going on at the Hunters Point
22 Restoration Advisory Board about quality of removal
23 landfills and the impacts of landfills on that
24 site. And so I saw the transfer of experience from
25 one site to another and applying that here -- to

9.

1 different than what a number of the agencies have
2 been seeking -- you know, the Solid Waste Board has
3 been talking for years about before you do a
4 landfill, take the stuff that you can use out of
5 the waste before you put it in there so we can
6 reduce the size of the landfills. That's a
7 self-evident kind of thing.

8 And when you talk about, you know, the
9 potential to consolidate or something like that --
10 well, that's something that's being done at other
11 sites, and it's not an unreasonable review.

12 I don't see anything in this resolution
13 that would inhibit the cleanup of this property. I
14 think it provides reasonable guidance. And I just
15 want to stress to people that what I think I hear
16 Doug saying is that these are principles; this is
17 not the ten commandments; this is not the gospel;
18 this is not the Constitution. We're not going to
19 have hours of debate over the literal
20 interpretation of the language.

21 And, particularly since, I think, Doug
22 was wise enough to put in there "with few
23 exceptions, until proven otherwise," which I think
24 is a fairly important caveat in the resolution.

25 It means that the RAB has an opportunity

98

1 new construction in a national park.

2 But I guess with regard to more about the
3 Marina site, I agree with John, that the landfill
4 is a concern, but what I think what we have here,
5 which is different, is an opportunity to remediate
6 something, and I'm sure that most of the residents
7 in the Marina would prefer to have the land
8 remediated prior to purchasing the properties.

9 So I don't think there's a difference of
10 interest here. What I do see when I look at the
11 resolution is some fairly common sense approaches.
12 I have to really disagree with what David said with
13 regard to it being rendered moot by the feasibility
14 study.

15 If it was rendered moot by the
16 feasibility study, then, in fact, the feasibility
17 study would be in compliance with the resolution.
18 So if that were the case, then the resolution did
19 what it's supposed to do. That's fine. Everybody
20 is in agreement. There's no big deal here.

21 If, on the other hand, there was some
22 differences of opinion, then it sets out some basic
23 principles that people agree to in terms of how to
24 approach the conversation.

25 Finally, I don't see really anything

100

1 to revisit these issues in a specific instance by
2 instance approach to evaluate and see if there's
3 anything -- room for a compromise.

4 So I don't see anything wrong with the
5 resolution. I think it's a pretty much simple,
6 straightforward request for us to come to an
7 agreement upon how we're approaching the question
8 of landfills, what we'd like to advise the military
9 on how it approaches landfills, and I just don't
10 think it's a big deal, other than the fact that
11 it's important that the RAB did it, and I want to
12 applaud Doug for putting the time and the energy in
13 making the effort.

14 BOARDMEMBER GIRARDOT: Can I respond to
15 these two comments about construction. The reason
16 I brought up construction is because you brought it
17 up in paragraph 3 when you quote this San Francisco
18 Regional Water Quality Control Board policy
19 regarding foundation piles through closed landfills
20 illuminates hidden costs for construction at capped
21 landfill sites.

22 Probably if you hadn't brought it up, we
23 wouldn't have --

24 FACILITATOR KERN: Can I respond to that?

25 BOARDMEMBER WILKINS: Yeah, sure.

101

1 FACILITATOR KERN: The reason that I put
2 that in was in no way to have new construction, but
3 I was offered that information by one of my
4 colleagues to suggest that by having landfills,
5 there are potential hidden costs in the future, and
6 that is just one example of a potential hidden
7 cost, that if you want to do something at a site in
8 the future, whether it's foundation piles -- and
9 that's just an example -- but were you to try to do
10 something at the site, put a little shack or do
11 something, or if you wanted to have a
12 Visitor Center -- I don't know what it might be,
13 that someone, if they wanted to do that and the
14 whole community said this a good thing, they might
15 experience hidden costs of compliance. That was
16 the objective -- simply to have people understand
17 that there are potential costs down the road if
18 somebody wanted to do something.

19 You also mentioned that it seemed like I
20 was trying to generate flexibility. You've keyed
21 in on the idea that these plans may change, and I
22 guess my thinking there was I've noticed that the
23 Park Service's concept of the wetlands has been
24 different throughout its whole process. There's
25 been a lot of public input, and it's finally

103

1 something that's possible, but most of these sites
2 have been inactive for decades and decades now.
3 There were not regulations to stipulate how
4 materials that needed to be disposed of by landfill
5 or other means would be addressed 40 or 50 years
6 ago when a lot of these -- this material was
7 deposited.

8 And you're talking about recycling, and
9 then you're talking about was the Army going to do
10 recycling 50 years ago when there was no other
11 regulatory requirement to do so?

12 No, of course not.

13 Is it something we should do now?

14 Maybe it's something we should look at.

15 But my point is, in terms of the resolution and in
16 with respect with what you've said, we can't go
17 back in time and change that.

18 BOARDMEMBER BLOXEM: Well, I'm not asking
19 you to go back in time and change it. I'm just
20 saying that, you know, what this resolution says is
21 where it's possible. And if you're going to be
22 removing landfills, then this is something that is
23 an alternative that could be evaluated.

24 In much the same way and with regard to
25 the first point, many RABS right now are making

102

1 settled in. And they're still making changes to
2 that, detailed changes.

3 So that's what was in my mind. It had
4 nothing to do with construction.

5 BOARDMEMBER WILKINS: I would like to
6 explain a couple things that's self-evident.

7 One is I did not say that the feasibility
8 study makes this resolution moot. What I said was
9 that it was premature because no one has looked at
10 the feasibility study to see what the Army had put
11 in there regarding landfills.

12 And if you presented this resolution
13 three months from now after you guys have looked at
14 the feasibility study and there were no estimates
15 on total excavation on removal, there was no
16 discussion on long-term maintenance of addressing
17 these landfills, so I could see where this would be
18 appropriate then. But to do it before even looking
19 at the document, that's why I'm saying it was
20 premature.

21 Later on it may be perfectly accurate to
22 say. So you're saying -- and your statement was a
23 little bit accurate in trying to reflect what I say
24 regarding the proposal that we use site materials
25 that exist in these landfills. Well, that may be

104

1 statements of principles with regard -- in advance
2 of document production -- with no offense meant to
3 the military in terms of what the intention of the
4 resolution is; it's just simply a public statement.

5 And I think the military should welcome
6 the input of the RAB in terms of what it thinks the
7 priorities are as we enter into this discussion.
8 Having the discussion three months from now, after
9 the document is done, in some of our opinions, may
10 be a little bit late.

11 BOARDMEMBER REINHARD: I want to go back
12 to the motive for what I think I understand is
13 Doug's principal reason for doing this, and was
14 because he told the story.

15 What we knew in front of us -- yeah, we
16 didn't have the feasibility study, but we did have
17 somebody doing a design for a cap. Although there
18 were a lot of things we didn't know, one thing that
19 we did know is that somebody preferred a cap.

20 And what I think the resolution says to
21 me, I don't think the resolution says excavation is
22 the preferred remedy. I read the resolutions to
23 say there should be a fair shake analysis.

24 And it seems like on the facts before us,
25 that's not the sequence of events, and I think

105

1 landfills are a particularly difficult problem --
 2 anybody who remembers Jan Baxter will remember that
 3 this was her thing -- and when she said many times
 4 that RI investigation of landfills at the Presidio
 5 was very difficult because the number of sampling
 6 events in the material was non-sufficient to
 7 accurately determine either that kind of -- or
 8 whether there were -- and for example, we have
 9 these slides about, you know, proposed remedies
 10 and -- I mean, you're right. I haven't seen the
 11 feasibility study either, but in a landfill where
 12 the RI data is limited to a small number of
 13 sampling points and where you might be worried
 14 that, "Oh there should be a hot spot." It should
 15 be not be eliminated excavation.

16 What I want to remind everybody here that
 17 we had have a remedy solution for landfill, and
 18 that was the one Jan particularly focused on. Now,
 19 I'm not saying that this is right or wrong. I'm
 20 just saying that the basis for coming to a decision
 21 about the -- as I understand what Doug was doing --
 22 we didn't get.

23 It didn't seem that the FS process was
 24 doing a fair shake, and there was some need to just
 25 steer back to these kinds of sites and not to

106

1 exclude off-hand or in a cursory fashion the
 2 alternatives like either full expedition or limited
 3 expedition, or something like that. That is how I
 4 think of a resolution.

5 FACILITATOR KERN: Joan, I want to thank
 6 you for taking the time to bring back this issue
 7 before the board and discussing it.

8 FACILITATOR KERN: I guess there's no
 9 further discussion.

10 I would like to see a show of hands for
 11 those in favor of this resolution.

12 (Thirteen in favor; two opposed.)

13 BOARDMEMBER O'HARA: Could we close the
 14 discussion that was over.

15 FACILITATOR KERN: And then the four
 16 approximate votes. So that would be taken four and
 17 two opposed. Any objections?

18 (No response from all.)

19 FACILITATOR KERN: Very good.

20 Well, thank you for your comments and
 21 you're statements. I'm hoping this will be the
 22 beginning of discussion of these various sites.
 23 And we will present this document to the Army.

24 We have a few more minutes that we can
 25 touch on some other events.

10

1 BOARDMEMBER REINHARD: I recommend that
 2 we put these two other items over to the next
 3 meeting. We have the community issues with
 4 cleaning up of ground water and -- Roger, do you
 5 anticipate them to be long discussions?

6 FACILITATOR KERN: Then we should put
 7 them off. How does that work?

8 BOARDMEMBER MONOHAN: Well, there's no
 9 investigations pending.

10 FACILITATOR KERN: Then Item 6 d can be
 11 deferred. And Bob, I'm saying we should put them
 12 on the next agenda.

13 FACILITATOR KERN: All right, then.

14 There was an RPM meeting today. I don't
 15 want to really do a disservice to go into No. 2
 16 rapidly, but I can say that EECA documents -- I'm
 17 not quite sure what that stands for --
 18 Environmental Engineering Cost Analysis for the 900
 19 area buildings -- several of those and it's about
 20 ready now.

21 There was discussion regarding firing
 22 ranges and the Ph contamination coming out with
 some BRAC ground numbers.

24 The Golden Gate National Park Association
 25 has a meeting to discuss timelines with the Army

108

1 regarding Crissy Field cleanup.

2 Any other items that I haven't thought
 3 about?

4 BOARDMEMBER REINHARD: Yes. There was
 5 some -- I guess some representatives from the YMCA
 6 and the PCP going on, and I guess that's ongoing.

7 FACILITATOR KERN: Okay. Are there any
 8 other items to receive. I'd like to thank everyone
 9 for their participation tonight. And without
 10 objection, the meeting is adjourned.

11 Thank you.

12 (The proceedings concluded at
 13 9:53 p.m.)

109

1 STATE OF CALIFORNIA }
2 COUNTY OF ALAMEDA } ss.

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I, Alisa C. Abille, Certified
Shorthand Reporter No. 10901 in and for the State
of California, hereby certify that the deponent
was, by me, duly sworn to tell the truth, the whole
truth, and nothing but the truth in the
within-entitled cause; that the foregoing is a
full, true and correct transcript of the
proceedings, had at the taking of said deposition,
to the best of my ability.

Date: May 28, 1997

~~Alisa C. Abille, CSR No. 10901~~

1 THE RESTORATION ADVISORY BOARD MEETING

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6 TUESDAY, JUNE 10, 1997
7 HELD AT
8 THE GOLDEN GATE CLUB
9 SAN FRANCISCO, CALIFORNIA
10 7:00 P.M.

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12
13 **CERTIFIED COPY**
14
15

16
17 REPORTER'S TRANSCRIPT OF PROCEEDINGS
18 BY: ELIZABETH VALSTAD
19
20

21
22 CLARK REPORTING
23 2161 SHATTUCK AVENUE,
24 SUITE 201, BERKELEY, CA 94704
25 (510) 486-0700

CLARK REPORTING (510) 486-0700

3

1 FACILITATOR KERN: Welcome, and good
2 evening, everyone. This is the regularly scheduled
3 meeting of the Presidio Restoration Advisory Board
4 for the month of June. I'd like to welcome the
5 vast board here tonight. We seem to be minus a few
6 members, but we should get started. I'd like to
7 welcome the Army, contractors, regulators, and
8 members of the public here tonight. Does everyone
9 have an agenda? Any additions, changes?

10 I actually have two items that I'd like to
11 add from today's RPM meeting that could take their
12 spots on the agenda. There's some new information
13 about remedial efforts, or project cleanup efforts,
14 on the DEH area and the PCB sites, which we could
15 have a couple of presentations on.

16 BOARDMEMBER WALTERS: I'd like to
17 suggest that we add the FY98 budget, to see what it
18 looks like.

19 BOARDMEMBER HANDEL: I'd like to
20 suggest that we postpone that to next month.

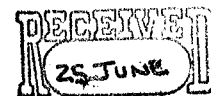
21 BOARDMEMBER WALTERS: I was just
22 wondering what was proposed, and how you framed it,
23 because this was never given to the RAB or at the
24 RPM meeting.

25 BOARDMEMBER BUCK: We didn't prepare
RESTORATION ADVISORY BOARD MEETING

1 RESTORATION ADVISORY BOARDMEMBERS:

2 (COMMUNITY AND TECHNICAL)

3 THOMAS APPLING MARK YOUNGKIN
4 JOHN BUCK
5 JULIA CHEEVER
6 MATTHEW FOTTLER
7 ROMY FUENTES
8 ARLEEN GEMMIL
9 JOAN GIRARDOT
10 BRUCE HANDEL
11 ROGER HENDERSON
12 JULIAN HULTGREN
13 DOUG KERN
14 ANDREW LOLLI
15 SCOTT MILLER
16 JAN MONAGHAN
17 PETER O'HARA
18 JANE POWERS
19 LOUIS ROSENBAUM
20 WESLEY SKOW
21 ANDRE TOLPEGIN
22 BRIAN ULLENSVANG
23 MARTHA WALTERS
24 JOANNE WINSHIP
25 MICHAEL WORK



RESTORATION ADVISORY BOARD MEETING

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1 anything, and I don't know numbers off the top of
2 my head to do justice to that.

3 BOARDMEMBER WALTERS: Okay, that's
4 fair.

5 FACILITATOR KERN: We can put it on
6 for the next meeting.

7 BOARDMEMBER YOUNGKIN: Was there
8 someone here to talk about the risk management,
9 lead-base paint management?

10 FACILITATOR KERN: I'm not sure.
11 Where should we add the DEH and PCB? How about
12 after Item E, Item 6, after Item 6.B., before the
13 Feasibility Study questions?

14 BOARDMEMBER BUCK: Do you want to
15 just mention that the EE/CAs are available?

16 FACILITATOR KERN: Or you could make
17 that announcement, if you like, now.

18 BOARDMEMBER BUCK: Okay. EE/CAs, or
19 what we call our lead sites, are available. I
20 think they've been passed out to everybody, if I'm
21 not mistaken. This will constitute the start of
22 the review process for those documents. There's
23 three of them. 640, 643, 950 and Building 924
24 area.

25 Barbara Coughlin, from the Army Environmental
RESTORATION ADVISORY BOARD MEETING

1 Center, contractor for us, has prepared those.
2 She's done a lot of work in that regard, and these
3 sort of represent what we believe we should be
4 doing at those locations.

5 I think we have touched in past RABs on what
6 we were proposing, using phytoremediation at those
7 locations. So please, if they are not in your
8 location, pick them up in the back and take them
9 home to review.

10 BOARDMEMBER YOUNGKIN: Did we discuss
11 phytoremediation at past meetings?

12 BOARDMEMBER BUCK: I thought we had
13 discussed phytoremediation for these sites in the
14 past meetings, if I'm not mistaken.

15 BOARDMEMBER YOUNGKIN: I recall it at
16 the RPM meeting, but I don't recall it at the RAB
17 meeting.

18 FACILITATOR KERN: Perhaps, if people
19 had questions, we could talk about that tonight.

20 BOARDMEMBER BUCK: That's possible.
21 Barbara's here, she would field questions.

22 BOARDMEMBER YOUNGKIN: I'm thinking
23 there won't be a RAB meeting before the comment
24 period.

25 BOARDMEMBER BUCK: I believe the next
RESTORATION ADVISORY BOARD MEETING

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1 deal with three sites mainly along Crissy Field,
2 that are contaminated. The main contamination is
3 due to lead in soil. We have prepared these
4 documents ahead of schedule, and separated them
5 from the Feasibility Study, to fast track the
6 action so we can try to get this remediation
7 completed before the Crissy Field reuse plan,
8 before they begin construction on their wetlands.

9 So these three documents are -- if you read
10 them they follow the same order. They propose five
11 different proposals to deal with the lead
12 contamination in soil.

13 They are, no action, which is a baseline,
14 which you use in the CERCLA process to compare the
15 different alternatives, if you just left the site
16 alone and not did anything.

17 A limited action within institutional
18 controls alternative, which puts land use
19 restrictions to prevent residential use, and also
20 fencing to prevent people from walking on the
21 contaminated areas.

22 Alternative 3 is a cover with institutional
23 controls. This means we will place a soil cover
24 over the site to prevent ecological receptors and
25 humans from digging down into the lead contaminated

RESTORATION ADVISORY BOARD MEETING

1 meeting is the public meeting for these.

2 BOARDMEMBER YOUNGKIN: So the
3 comments would be due the day of the RAB meeting?

4 BOARDMEMBER BUCK: I don't know
5 exactly what the dates are for those. Does someone
6 want to receive just a brief five minute sort of
7 update?

8 BOARDMEMBER YOUNGKIN: Yes.

9 MS. COUGHLIN: There's three
10 documents here. Building 640, 643 area, the 923,
11 937 --

12 BOARDMEMBER TOLPEGIN: Mr. Chairman,
13 may I interrupt for a second? Several of us are
14 new on the Board. If the lady would be kind enough
15 to introduce herself, and tell us what she does, so
16 at least we know who is speaking.

17 MS. COUGHLIN: My name is Barbara
18 Coughlin. I work with the Army Environmental
19 Center, providing technical support. I have
20 prepared these three documents that are called
21 Engineering Evaluation Cost Analysis, and also,
22 that's what the CERCLA name would be under the
23 State of California Program, they are called
24 Removal Action Workplans.

25 We have prepared these three documents to
RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 soil.

2 Alternative 4 is excavation and offsite
3 disposal of the contaminated soils.

4 And then, Alternative 5 is primarily
5 phytoremediation, and there's slight variations on
6 that. In the Building 923 area we're proposing
7 hot-spot removal and phytoremediation. The
8 hot-spot removal will be for removal of PCB
9 contamination and zinc and copper contaminated
10 soils, which do not respond as well to the
11 phytoremediation process as the lead contaminated
12 soils will.

13 And then for the three EE/CAs, Alternative 5,
14 with the phytoremediation, in the CERCLA process,
15 also in the State of California process, active
16 treatment alternative, if it can be proposed, is
17 the preferred type of alternative. Treatment is
18 rated high in the process in both the state
19 regulations and the treatment technology in our
20 evaluations of alternatives.

21 As you go through the documents, you'll see
22 we have presented alternatives. We presented the
23 ARARs and costs for the different alternatives. We
24 have gone through the seven criteria following the
25 CERCLA process to evaluate the alternatives, and in

RESTORATION ADVISORY BOARD MEETING

1 the end it turned out that the phytoremediation
2 alternatives scored the highest. So we're
3 choosing to use that process to remediate the lead
4 contamination.

5 To do this, we're going to excavate the soil
6 from all the three sites, and combine the soil and
7 treat it using phytoremediation in treatment cells,
8 where we will use the existing treatment cells that
9 are used for the LTLD unit, which is the low
10 temperature absorption unit down near Building
11 637. When that's over, we're going to use that
12 area with treatment cells and the storage area for
13 the stockpiling of soil.

14 We'll remove all the soil, combine it into
15 these treatment cells and then we'll plant the
16 plants, which, in this case, are mustard plants,
17 then you allow the plants to grow. Before they can
18 flower or produce pollen, you add a soil amendment,
19 which causes the plants to hyperaccumulate the
20 lead, bring it from the roots in the soil into the
21 plant, the green plant material, and then you
22 harvest that, which, you now have biomass, which
23 has concentrated amounts of lead. You dry that
24 biomass and dispose of that at an offsite
25 landfill. You then go back and you replant the

RESTORATION ADVISORY BOARD MEETING

1 soil, and this is protective of the future use at
2 that site.

3 We have anticipated that once these documents
4 -- after the 30-day review period, we will prepare
5 a responsiveness summary to all the comments and
6 that will include any verbal comments we get at the
7 public meeting, which will be held a month from
8 now, and an hour before the RAB meeting.

9 Once we prepare a responsiveness summary, the
10 DTSC, which is the lead agency, will sign the
11 Notice of Intent, which is basically the approval
12 memo for these documents. And then, hopefully, the
13 actual excavation of the soil will proceed within a
14 month or two of the signing of the documents.

15 The final remediation process will take at
16 least one growing season, which can be seven to
17 eight months in California. This will not impact
18 the reuse of Crissy Field because we will be
19 removing the soil from the Crissy Field area and
20 treating it elsewhere, so they'll be able to
21 proceed with their plans while the phytoremediation
22 process is going on at another location.

23 We are having a treatability study performed
24 right now to make sure the phytoremediation process
25 will be able to remove the lead levels, or lower

RESTORATION ADVISORY BOARD MEETING

1 mustard plants in the soil, and you repeat the
2 process until the soil contamination level is down
3 to whatever level the regulators and the Park
4 Service and the Army agree upon for reuse of that
5 soil. Preferably, once it's cleaned up, we'll
6 reuse the soil onsite here.

7 We've chosen to cleanup the 923 area and the
8 643 area. We will excavate those soils down to a
9 level of 477 milligrams per kilograms lead in soil,
10 and this is a level which is protective of the
11 recreational scenario and also the ecological
12 receptors.

13 At the 950 area, because the reuse plan says
14 that that area will be used for a parking lot and a
15 picnic area, we've decided that the Army and
16 regulators -- that this will be a high traffic area
17 with a lot of human activity, which will preclude
18 this from being a high habitat area for the
19 different receptors. We acknowledge that there
20 will be different birds flying in and out. There
21 will be grass there, but the high volume of human
22 traffic is going to prevent the animals and birds
23 from making this their primary nesting area.

24 So we're cleaning up the Building 950 area to
25 a level of 840 milligrams per kilograms lead in the

RESTORATION ADVISORY BOARD MEETING

1 the lead levels down to the acceptable cleanup
2 levels.

3 BOARDMEMBER YOUNGKIN: Did you say
4 the cleanup level for lead was 840 for all five
5 sites?

6 MS. COUGHLIN: No, just for the 950
7 area.

8 BOARDMEMBER YOUNGKIN: What is the
9 cleanup level for the other four sites?

10 MS. COUGHLIN: 477, which is the eco
11 cleanup goal that we set for the DEH area.

12 BOARDMEMBER ROSENBAUM: On over 50
13 parts per million, aren't you supposed to run
14 STLCS?

15 MS. COUGHLIN: STLCS will be run for
16 disposal purposes, it's not a cleanup goal. That's
17 when you what want to truck it offsite to a
18 landfill, then you have to do the TLCL.

19 BOARDMEMBER ROSENBAUM: But you're
20 not going to run leachate testing for the stuff
21 that you leave in the ground 10 times above 50?

22 MS. COUGHLIN: No, we don't have to
23 do that. On the biomass we have to, before we
24 dispose of it offsite, we'll have to run those
25 tests.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER ROSENBAUM: Do you know
2 how much biomass material is going to be generated
3 from this?

4 MS. COUGHLIN: We do not know that.

5 BOARDMEMBER WALTERS: With the
6 exception of Building 950, what's the difference
7 between the 477 and the 840?

8 MS. COUGHLIN: The reuse in the 950
9 area, according to the Crissy Field reuse plan,
10 which is past the conceptual stage, says that area
11 will be used for a parking lot and a picnic area
12 and a promenade, so it will be a high traffic,
13 human activity recreational area, it will not be a
14 wilderness or habitat area.

15 BOARDMEMBER WALTERS: Somehow that
16 doesn't connect. Have you discussed this with the
17 Park Service, and are they comfortable with that
18 number?

19 MS. COUGHLIN: We discussed it with
20 the Park Service, and we've been told that the
21 Crissy Field Plan is, as it's stated in the Crissy
22 Field Plan, that's what will be done at that site.
23 We discussed this with the Park Service. I don't
24 think they're agreeing with us, but the state,
25 which is the lead agency, is supportive of an 840

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 BOARDMEMBER WALTERS: All right, then
2 I'll have to ask the Park Service. What are your
3 main concerns?

4 BOARDMEMBER ULLENSVANG: We're
5 concerned with the 840 level of what kinds of
6 limitations that might pose as we do work in that
7 area. The design is not finalized for that area,
8 although the concept is. The parking lot that's
9 being talked about isn't exactly located and may
10 move slightly, and such, that we don't want to have
11 areas that are at 840 which have been exposed to
12 that eco system in that area. And we're not in
13 agreement that you can't have an area that is just
14 a high-pedestrian use with ecological receptors
15 also present. We think that they both can be
16 present, and think of them for this area, which
17 will be a managed landscape as opposed to a wild
18 landscape. Something more like what was done at
19 the DEH, which is also recreational, where it
20 doesn't have plants in that area, would be
21 appropriate, which is a 477.

22 BOARDMEMBER WALTERS: So what you're
23 saying is, you would like to have a little bit more
24 flexibility?

25 BOARDMEMBER ULLENSVANG: Right.

RESTORATION ADVISORY BOARD MEETING

1 cleanup level.

2 BOARDMEMBER WALTERS: Okay, I'll ask
3 the state. Can you explain why you're delineating
4 that? I mean, it seems like it's all there. I
5 mean, 950 is not way over there in an isolated
6 place, it's all continuous. Maybe you can explain
7 that to me.

8 BOARDMEMBER FUENTES: You need to
9 look at the environmental assessment that was
10 developed by the Park Service. It's not just a
11 parking lot, but it's a paved parking lot. And so,
12 just like Barbara says, it's not just a conceptual
13 plan, it's real. There's a difference of reuse in
14 that particular area of Crissy Field.

15 BOARDMEMBER WALTERS: And what is
16 your position concerning the Park Service's
17 contention that it should be 477?

18 BOARDMEMBER FUENTES: I think I agree
19 with the Park Service, that a number lower than 840
20 should be used in areas that are sensitive with
21 regards to special status of plant species and
22 insects and animals. And that particular area of
23 Crissy Field, the General Management Plan Amendment
24 hasn't identified any kind of special status of
25 species, plants and animals, or insects.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 We're not sure exactly what kind of limitations as
2 we're building this parking lot. If the parking
3 lot needs to change shape, elevation and something
4 needs to be moved, does that mean that we're now to
5 be limited and where that soil can be placed.
6 Types of costs in managing that movement would need
7 to be factored into that alternative. We also
8 heard this morning that the cost between 477 and
9 840 is not significant for the cleanup in that area
10 using phytoremediation.

11 So I think those sorts of things, the cost to
12 the Park to manage that higher level and what
13 exactly the limitations are, need to be traded off
14 with what the costs are to provide the cleanup with
15 what requires less management by the Park Service.

16 MS. COUGHLIN: It also should be
17 noted that the 840 milligrams per kilograms lead in
18 soil is the EPA number for using soil as garden
19 soil, so planting grass and garden soil is
20 appropriate.

21 BOARDMEMBER WALTERS: Well, what's
22 the cost differential?

23 MS. COUGHLIN: If we choose
24 phytoremediation, it's about \$30,000. If we have
25 to go to excavation, the costs differential is

RESTORATION ADVISORY BOARD MEETING

1 \$400,000, and this is consistent with Park Service
2 documentation. In the Crissy Field Environmental
3 Assessment Document, it says that in certain areas
4 Crissy Field, because of the high yield of
5 traffic, they don't anticipate high wildlife stands
6 or values for those areas where they anticipate
7 having a lot of high traffic, like the parking lot
8 and the picnic area.

9 One thing before I go further. I noticed on
10 the Executive Summary, on all three documents, on
11 Alternative 3, it says, "capping with institutional
12 controls," that's an error. It should say, "cover
13 with institutional controls."

14 BOARDMEMBER WALTERS: When will you
15 find out the results of the benchmark tests?

16 MS. COUGHLIN: The soil was sent last
17 week, we should have the results within six to
18 eight weeks from the vendor.

19 BOARDMEMBER WALTERS: And so when
20 will you be able to determine if this is
21 successful, and when will you be able to start?
22 When is the finish date you anticipate for
23 phytoremediation?

24 MS. COUGHLIN: We can't really say.
25 The Treatment Study will tell us how many growing

RESTORATION ADVISORY BOARD MEETING

1 tables. Go to Table C-4.

2 BOARDMEMBER ROSENBAUM: Direct
3 capital costs and indirect capital costs?

4 MS. COUGHLIN: There's a table, C-4,
5 Appendix C, where they go through direct capital
6 costs, clearing, excavation, backfill, confirmation
7 on sampling, etc. These are based on standard cost
8 estimate procedures.

9 BOARDMEMBER ROSENBAUM: Okay, thank
10 you.

11 BOARDMEMBER POWERS: I had a question
12 about process. Given what's been raised in the
13 477, 840 difference, you're saying that
14 documentation from the Park Service suggested that
15 was acceptable -- I'm paraphrasing wildly. It
16 leaves, for me, the question, if somebody in the
17 Park Service says, well, this is what we wrote six
18 months ago, but now, after we look at it, with
19 plans that are not certain, this is what we believe
20 to be the case. How will this be negotiated? How
21 have you arrived at what seems to be a
22 conciliation, especially if the cost difference
23 is not great? It would seem to argue for doing
24 what's really conservative, which is going with the
25 477.

RESTORATION ADVISORY BOARD MEETING

1 cycles they anticipate being necessary to cleanup
2 levels that will be specified.

3 BOARDMEMBER WALTERS: So you probably
4 will start in August or September then?

5 BOARDMEMBER HANDEL: We need to
6 remove the soil first, place it in the cells and
7 get the phytoremediation going. Exactly what the
8 schedule is offhand, I'm not certain. It kind of
9 depends on a number of variables.

10 BOARDMEMBER WALTERS: I'm just trying
11 to get an idea of the time frame for Crissy Field.

12 BOARDMEMBER BUCK: Well, that's why
13 the ex-situ option was selected over the in-situ,
14 to allow the reuse to proceed while the
15 phytoremediation was doing its trick, so to speak.

16 BOARDMEMBER ROSENBAUM: In Building
17 640 and 643, did I read this correctly? That
18 there's going to be approximately 100 yards of soil
19 treated?

20 MS. COUGHLIN: Yes.

21 BOARDMEMBER ROSENBAUM: I'm just
22 curious. I see the table and I see alternatives
23 here on Page 20, but how did you come up with
24 \$100,000 for 100 yards of material?

25 MS. COUGHLIN: They're detailed cost
RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER ULLENSVANG: If I could
2 clarify. We have not changed our position over the
3 last several months. We've been saying that there
4 is both the recreational need and ecological need
5 in that area.

6 BOARDMEMBER POWERS: So how will this
7 be resolved?

8 BOARDMEMBER BUCK: As I see it,
9 again, our position is that the 840 is adequately
10 protective, regardless of the particular alignment
11 of that parking lot. And again, as Barbara
12 indicated, the environmental assessment of Crissy
13 Field indicates several locations that due to the
14 high intensely nature of human activity in that
15 area, it's very likely that it won't be suitable
16 for ecological receptors, nesting and so forth. So
17 we think, given all that, we think 840 is an
18 appropriate level.

19 Getting back to your basic question of how
20 will this be resolved, that's why we have a public
21 comment period. We have to address public comments
22 that we do receive, and once those comments are
23 received we balance all the factors, we make a
24 decision. We have to get signed off by regulatory
25 agencies. So there is a public participation

RESTORATION ADVISORY BOARD MEETING

1 process as well as the Park Service and the
2 regulators are involved.

3 BOARDMEMBER POWERS: So if the Park
4 Service really stands on this point and they say,
5 really, for the future of the area, that a lower
6 figure seems to be advised given future use, it's
7 difficult to predict, you would take that under
8 advisement?

9 BOARDMEMBER BUCK: We'll certainly
10 consider it. Like I said before, I feel strongly
11 that 840 is appropriate for that location. We'll
12 discuss it with the regulatory agencies, and if we
13 do get approval, I assume we'll move forward.

14 BOARDMEMBER WALTERS: Will the state
15 listen to what the Park Service is saying and
16 reconsidered their position?

17 BOARDMEMBER FUENTES: I think that's
18 why we're taking it for a public meeting, and I
19 think the Park Service acknowledges that they're
20 not going to be able -- they can make written
21 comments, also.

22 FACILITATOR KERN: Thanks for the
23 impromptu discussion.

24 BOARDMEMBER APPLING: Doug, I'd like
25 to add that we have copies available of the EE/CA
RESTORATION ADVISORY BOARD MEETING

1 would be available to talk about it a little bit,
2 about what's going on at the trap ranges and PAH
3 cleanup, if that would be of interest.

4 We have not been able to really get what
5 Bob's issue was on this. But we do have someone
6 here who can talk about what's going on as far as
7 the Army's proposal for cleanup. So we can spend
8 time with that, if there's interest.

9 BOARDMEMBER O'HARA: I would like to
10 hear that.

11 MS. PATTON: My name is Cathy
12 Patton. I'm with Woodward/Clyde, as a
13 subcontractor to IT Corporation. I'm a member of
14 IT's technical support team here at the Presidio.

15 On this particular project, the trap and
16 skeet ranges at Crissy Field, I've been involved in
17 the periphery of the preparation of the workplan.
18 What I'd like to do tonight is give you a feel
19 for the activities that we're doing out there. I'm
20 not intimately familiar with the details of the
21 workplan, but I would like to just give you a feel
22 for the objectives and some of the perimeters that
23 I think would be important to your understanding
24 and how the workplans have been prepared.

25 So we'll talk about Crissy Field trap and
RESTORATION ADVISORY BOARD MEETING

1 for the general public or any of the contractors
2 that would like to have a copy, they're available
3 in the back.

4 FACILITATOR KERN: Thank you. I
5 guess we can move onto Item No. 3. Now, are there
6 any announcements tonight? Okay. Old business?
7 Committee business? Okay, Mark.

8 BOARDMEMBER YOUNGKIN: The RAB,
9 community members and agency members had a
10 committee meeting on May 27. This began
11 discussions of the Feasibility Study, and sort of a
12 preliminary discussion since the report is not out
13 yet. Our next meeting will be on June 24, and the
14 meetings are held at old Fort Mason in the
15 conference room, at 7:00. And the Outreach
16 Committee is accepting volunteer articles for
17 possible inclusion in the Army Newsletter. You can
18 submit it to myself or Julia Cheever.

19 FACILITATOR KERN: Moving onto Item
20 6. And the first item is the community issue with
21 PAH cleanup. This originally was an item put on
22 the agenda by Bob Reinhard, he's not here tonight.
23 So perhaps if people are interested, if you haven't
24 heard much about what's going on, we do have
25 someone from one of the Army's contractors who

RESTORATION ADVISORY BOARD MEETING

1 skeet ranges and their remedial investigation
2 that's planned, a summary of the project
3 objectives. I'll give you a status of our current
4 risk evaluation, and talk about the proposed course
5 of action for the RI, and also a little bit about
6 our schedule.

7 On the project objectives -- we talked about
8 this before, several RAB meetings ago, so this is
9 for refreshment of memory and for the new members
10 who will be hearing this for the first time.

11 The proposed remedial investigation. The
12 objective is to complete the RI and the remediation
13 of the firing ranges at a timely fashion to meet
14 the schedule of the Park Service for the activities
15 at Crissy Field. Also, of course, to meet the
16 regulatory standards and the requirements.

17 In our planning meetings we've been talking
18 about a number of ways that we could expedite this
19 process in order to meet the springtime
20 requirements of the Park Service. We've talked
21 about expedited removals and tried to be creative
22 on ideas, and what we've found is everything came
23 down to a common denominator, which was risk.
24 What's the risk, and what's the risk-based cleanup
25 goal going to be? So we decided to see if we could

RESTORATION ADVISORY BOARD MEETING

1 quickly evaluate risk and come up with some
2 risk-based numbers. That takes us to the status of
3 risk evaluation.

4 We held a conference call with a lot of the
5 players here involved, and some speciality people
6 from the different agencies, the risk specialist.
7 It was fairly clear, relatively quickly, that we
8 weren't going to come to a consensus on these
9 risk-based numbers, and therefore, the appropriate
10 cleanup levels for this. And this was due to a
11 number of factors, including primarily, numerous
12 data gaps that still exists to complete
13 characterization of the site, the receptors at the
14 site, what are really the species of concern, what
15 are the habitats there, and some of the fate and
16 transport issues about contaminants there, and
17 where they are located at the site and how they
18 might migrate.

19 So we couldn't come up with numbers that we
20 could substantiate, we couldn't come up with
21 numbers that everyone was comfortable with, but we
22 needed to move quickly. So we've gone back to a
23 more traditional approach to risk assessment of
24 trying to expedite it.

25 BOARDMEMBER CHEEVER: Would you, just
RESTORATION ADVISORY BOARD MEETING

1 terminology. We have very little information
2 there. The historical aerial photographs don't
3 show us much. It says, Rifle Institute, but we
4 notice rifle shot at embankments, not like shotguns
5 which are shot out. So it has an interesting name
6 that doesn't fit sort of the configuration here.

7 There is also a skeet range shown over here
8 in this general area. I'm going to talk a little
9 bit more about each range and what we're expecting,
10 what our research and what our thoughts tell us
11 about what we might find in these areas.

12 Our proposed course of action is to continue
13 the fast-track approach to prepare a risk
14 evaluation concurrent with the remedial
15 investigation activities, to expand the RI activity
16 from what was our initial approach. I don't
17 believe we ever talked in detail about that
18 approach, but I will talk tonight about the
19 objectives of that approach.

20 As a final thing, we're securing a commitment
21 from the team members, holding more technical
22 coordination meetings among the players and trying
23 to expedite document review schedules.

24 So what I'd like to do now is talk in more
25 detail about the expanded RI activity. First, I'll

RESTORATION ADVISORY BOARD MEETING

1 in a sentence or two, summarize what these trap
2 ranges actually were? What were people shooting?
3 What is the substance of concern? Lead?

4 MS. PATTON: I'm really going to get
5 to that in a moment.

6 These trap ranges -- okay, we'll go back,
7 just for you.

8 These little fingered lanes, those are the
9 old trap and skeet ranges. And trap and skeet just
10 refers to the angles of projections of the clay
11 pigeons as they came out of the trap house. Trap
12 goes one way, skeet goes another way. There's some
13 information on that in the workplan. Basically,
14 you have shotguns firing at clay pigeons that are
15 shot from a fixed point. So the concern in this
16 area might be lead shot from the rifles and also
17 fragments and particles of the clay pigeons.

18 Clay pigeons are made from a petroleum pitch
19 and limestone. The concern with that particular
20 source is primarily PAHs as a result of the
21 petroleum pitch. So that's the concern there.

22 The other firing ranges, there is another
23 range in this general vicinity here. It was called
24 the Crissy Field Rifle Institute, or California
25 Rifle Institute, I don't remember the exact

RESTORATION ADVISORY BOARD MEETING

1 tell you that the risk evaluation that we're
2 looking at will include looking at what are the
3 appropriate human health cleanup levels for lead
4 and for PAHs. What are appropriate ecological
5 cleanup goals, both from animal and plant
6 perspectives. And those activities are going on
7 right now concurrent with our planning activities
8 for the RI.

9 Back to the photographs for a moment. Keep
10 this picture in you mind for a moment. I'll go to
11 a more conceptual diagram in a minute. We have the
12 two trap ranges here, the skeet range here, and the
13 Rifle Institute was here, so keep that in mind.

14 We've divided the area like this, so the trap
15 ranges are in here, the skeet range here and the
16 rifle range here. Does everybody follow that?
17 Okay. What we did is, we got as much information
18 as we could from documents that exists. There's
19 not a lot of information available.

20 Montgomery/Watson, as we have talked about
21 several RAB meetings ago, has done some sampling in
22 these areas, and they helped form the basis of some
23 of the thoughts we have about what went on here.

24 Area A is the area where the trap ranges are
25 located. The shaded area that you see in there is

RESTORATION ADVISORY BOARD MEETING

1 an area where if you were to go out there today,
2 it's fenced off now, but there are visible pieces
3 of that clay pigeon particle in that area. So what
4 we know and can conceptualize about this area, is
5 there are two trap houses in front of these lanes
6 that shot the trap out, some of it might have
7 broken on the ground right there, some of it went
8 out, we don't know how far. Some of it was shot
9 and broken, so you have direct deposition of the
10 target there. Whether the lead shot fell was to be
11 determined. You might find some in this area. The
12 shoreline in this area has changed over time, so
13 we're not sure how that affects this.

14 Also, when Montgomery/Watson took their
15 samples, they did find PAHs at various levels in
16 the near surface soil, and at a depth of about a
17 foot and a half. So this area had direct
18 deposition, possibly of lead. We see the target
19 fragments there, we know that's there. There is a
20 mechanism for breaking that up, wind erosion might
21 move some of it off to different areas. Grading
22 activity for the parking lot that's there might
23 have affected the distribution of either the target
24 or the lead, if it's present.

25 So the objective in this area, what we're
RESTORATION ADVISORY BOARD MEETING

1 likelihood that it went out into the bay?

2 MS. PATTON: Yes, and we'll talk
3 about that when we talk about area D.

4 Area B is the Rifle Institute and the skeet
5 range. Montgomery/Watson collected samples and
6 analyzed soil samples for lead. The levels of lead
7 detected there were below any levels of concern
8 that we've established. We don't see any visible
9 skeet or target fragments in that area yet, we'll
10 be collecting soil samples, sieving them again to
11 look for any visible pieces of the target and any
12 visible lead shot. We'll be analyzing all the
13 samples for PAHs, but we are not analyzing for lead
14 because the samples that Montgomery/Watson has
15 collected already covered that.

16 So in this area, like I explained earlier,
17 we'll be out collecting the samples that are
18 visible, looking for any target pieces.

19 Area C is sort of an area in between
20 everything. In this particular area we're not
21 aware of any direct deposition of lead shot or
22 target. If there are any fragments of the target
23 or any small particles, they could be wind borne,
24 probably coming from other areas or because of
25 human activity. So in area C, again, same kind of

RESTORATION ADVISORY BOARD MEETING

1 going to do, is look for the visible skeet
2 fragments, analyze soil samples for the PAHs, and
3 also sieve the samples and look for lead shot. If
4 we find the lead shot, we'll analyze the samples
5 for lead and we'll be collecting samples at various
6 depths in this area. So that's sort of a general
7 gist of what might have happened in that area and
8 what we want to do there.

9 FACILITATOR KERN: Just a general
10 sort of conceptual question. Given that's where
11 those ranges were, how far does a shotgun fire? I
12 mean, where would the lead end up?

13 MS. PATTON: One of the numbers that
14 we've been able to come up with in playing on the
15 Web, is that skeet and trap can go as far as 600
16 feet. That's one of the numbers we have, and that
17 would be detailed in the workplan. How that fits
18 into this, I'm not exactly sure.

19 FACILITATOR KERN: Do you have a
20 scale on this map?

21 MS. PATTON: No, I don't. The shot
22 goes 600 feet, not the clay pigeon. The distance
23 has been measured on the width of area D, and if
24 I'm correct, that's about 150 feet.

25 FACILITATOR KERN: So there is some
RESTORATION ADVISORY BOARD MEETING

1 approach. Sieving the samples that we collect,
2 looking for any fragments, analyzing them, sampling
3 for PAHs and also analyzing for lead if we find
4 lead shot in the sieving process. There had been a
5 question in one of the meetings -- the RI also had
6 some samples. One of those samples was collected
7 over in this area, so we will cover that area.

8 Area B is what we call the intertidal zone,
9 sort of the sandy beach area. And this area right
10 in front of the ranges, we don't know much about
11 whether or not that shot landed there, target shot
12 landed there, but due to the proximity, it's
13 possible. The real question is, what has happened
14 along that beach in terms of the storms that come
15 in? The sand that moves in, the sand that moves
16 out, and how has that possibly transported any
17 fragments, any lead shot or small particles.

18 We are doing several things to look at that.
19 One of them is to look at the sediment study, and
20 we talked about this several RAB meetings ago, to
21 look at what are the possible transport mechanisms,
22 how much sand has washed out, what might be
23 preferential channels. So again, in this area, we
24 sort of don't know much about what might be there,
25 so we're going to take sample fragments for lead

RESTORATION ADVISORY BOARD MEETING

1 shot, analyzing the samples for PAHs, and analyzing
2 them for lead.

3 Another thing that what was brought up in the
4 meetings, you'll find in the RI, was that there
5 were samples collected during the Marine Sediment
6 Sampling Program called the ESAP, you'll see that
7 notation. So there were samples collected out in
8 the bay, in the sediment. I don't know exactly
9 what distance, I haven't been able to compare the
10 scales, but there were samples collected of the top
11 layer of sand and sediment out in this vicinity.

12 The last samples were concentrated in this
13 area, some over here and some over here. And those
14 samples detected lead between 5.2 parts per million
15 and 32.7 parts per million. We have some
16 indication of what lead concentrations were at that
17 time at the surface of the sediment in the bay.

18 An interesting piece of information, of how
19 it will all fit in, we have to see. So that's the
20 general approach.

21 BOARDMEMBER WALTERS: So is it
22 Section A that is fenced off? Is that Section A
23 you had there?

24 MS. PATTON: It is not the entire
25 Section A, it's the shaded area showing the visual
RESTORATION ADVISORY BOARD MEETING

1 procedural question. How does that fit in with the
2 very large RI and FS that we're not being shown?
3 Is this also regulated by the CERCLA law and just a
4 tiny part of it that's been separated out, or is
5 this being conducted?

6 MS. PATTON: I'm going to let John
7 answer that question.

8 BOARDMEMBER BUCK: It's essentially
9 the same process. And I think why it was not
10 addressed in the initial RI is that, I think, a lot
11 of data that came to light, came to light after we
12 had moved forward, to a certain extent, with the
13 RI. We thought it was best to proceed on our
14 course and let the Corps of Engineers take the
15 investigation forward from that point in time and
16 not delay the RI. So it's going to follow the same
17 process. It's like a delayed time scale, but they
18 are doing everything they can to expedite it, but
19 it's basically the same process.

20 BOARDMEMBER YOUNGKIN: When you said,
21 "expedited public comment period," what did you
22 mean by that?

23 BOARDMEMBER HANDEL: Knowing that the
24 time frame of this project is important, we thought
25 we could -- of course, accepting of the regulatory

RESTORATION ADVISORY BOARD MEETING

1 indications. That's where you can see the target
2 fragments out there, that's what is fenced off.

3 The RI workplan is being prepared by IT and
4 that goes into the production during this week and
5 should be out for distribution next week. And
6 after we talk about the schedule, we'll talk about
7 a turnaround time on that. We need to ask for an
8 expedited review time on that so we can get into
9 the field in July and prepare an RI report in
10 September.

11 We talked about and presented the idea
12 earlier of doing an FS/RAP/RAW, all in a single
13 document. An important thing for you to remember
14 is that the RI -- the Feasibility Study RAP/RAW
15 document and the RI report will address all of the
16 firing ranges, not just the ones here at Crissy
17 Field, but we'll address all the firing ranges,
18 just the ones requiring further action. The CHP,
19 the 924, the Crissy Field and the trap ranges. So
20 those will all be included, and this data that
21 we're collecting now will supplement our existing
22 data on the CHP, 924 ranges. So then implementing
23 the remedial alternative in the winter/spring of
24 1998.

25 BOARDMEMBER CHEEVER: I have a
RESTORATION ADVISORY BOARD MEETING

1 agencies -- ask for a shorter review period for the
2 document. We're going to ask if we could have an
3 agency and public review of 14 days instead of the
4 normal 30. So I thought I'd throw that out as a
5 question to a regulator and public participants
6 here.

7 MS. PATTON: It is a small document,
8 it's not a huge document.

9 BOARDMEMBER FUENTES: This is the
10 first time we have heard of a 14-day review, and
11 normally we have 30 days, and I haven't heard of
12 any comment period under the CERCLA process that's
13 been done in less than 30 days. So right now my
14 position, I'm not agreeable to a 14-day public
15 comment.

16 MS. PATTON: For the workplan? I'm
17 talking about the RI workplan. We provide it as a
18 courtesy to the public, and we're asking for a
19 two-week turnaround.

20 BOARDMEMBER FUENTES: Oh, the
21 workplan, that's a different story. I thought you
22 were talking about the Decision Document.

23 BOARDMEMBER WORK: I was under the
24 same impression. I thought you were talking about
25 the public comment period.

RESTORATION ADVISORY BOARD MEETING

MS. PATTON: We're just talking about the review of this workplan. Certainly, these, we'll try for 30 days, that's a bigger document.

So we have agreement on the two weeks for the turnaround on the workplan?

BOARDMEMBER WORK: I would be agreeable to whatever time frame DTSC agrees to.

BOARDMEMBER FUENTES: Like I say, we would be amenable to less than 30 days, but I guess your question now is, the public.

FACILITATOR KERN: I can just try to think through this. The only issues would be, perhaps we could receive a document and set up some sort of meeting in that two-week period where we could ask questions and we could have some interaction rather than just a straight time period. I mean, that might accelerate people's understanding of what they want to do.

BOARDMEMBER TOLPEGIN: I'm Andre Tolpegin and I'm a new member of the Board, and therefore I may sound a little ignorant, but I'm concerned with priorities. I look at the proposed remediation plan and I see leaking underground tanks, and I see things like polychlorinated biphenyls in the soil.

RESTORATION ADVISORY BOARD MEETING

that the cleanup of those sites can be completed prior to the starting of construction of the wetlands and the rest of the Crissy Field restoration that's currently scheduled to start construction April of 1998. So that's not very long. So we have asked for those firing ranges, which are in the Crissy Field area, we asked them to move quickly.

BOARDMEMBER TOLPEGIN: But that's my question, move quickly to do what? If we're talking about PCBs, that's one thing, but at the risk of being repetitious, I can't get very excited about PAHs.

BOARDMEMBER ULLENSVANG: These do present a potential risk to environmental receptors if not human receptors. And in the area of these firing ranges, these are to be restored dunes within the Crissy Field Plan, and if there is any sort of threat or potential threat to the species which would inhabit those dunes, and for humans which would frequent those dunes, we would like those risks identified and remediated prior to our restoration efforts. So part of the process here is to evaluate whether those risks are significant and are worthy of an action, and if they are, we

RESTORATION ADVISORY BOARD MEETING

I can get pretty excited about those. I'll be very honest, I cannot get excited about PAHs, polychlorinated hydrocarbons. My understanding -- and I'm not a scientist -- is that PAHs are really petroleum by products, that when we walk out on the street after the meeting tonight, we're walking on a paved tar, we're walking on a sea of PAHs. When I hear about lead at a skeet shooting range, that's what I expect to find.

My question then, is, what hazards do these substances, as they existed now at the skeet shooting range, what hazards to human or animal health do they pose in opposition to those real hazards I hear about and read about, that exist on the Presidio, such as PCBs?

FACILITATOR KERN: Well, I think we're going to have a discussion in a few minutes about the PCB cleanup that's going on right at the moment. As far as some of the other issues that you mentioned, I think the fast track of the priority situation, as I understand it, has to do with the Park Service schedule of Crissy Field.

BOARDMEMBER ULLENSVANG: We have asked the Park Service and the Army to expedite sites along Crissy Field. And we've ask that such,

RESTORATION ADVISORY BOARD MEETING

would ask that action be completed prior to the work.

So through the evaluation it may be demonstrated that it is not a significant risk or it is a very limited risk, and may not, or, may be, greater than the PCB sites, because at the PCB sites the work is actually under way right now.

BOARDMEMBER CHEEVER: Am I right in thinking that if there is a risk that it's in the lead? A very high lead contact could endanger ecological receptors; is that right?

BOARDMEMBER ULLENSVANG: That's been identified, that's what we've been talking about. That the lead does pose a potential ecological risk. I'm not an ecological risk assessor, so I won't go into all the details. I'm not sure as to what the actual risks are for these different chemicals. But when you look at the analyses of what the risk assessors do, and some of these numbers do come out as being near the range that there is some risk for some receptors.

BOARDMEMBER O'HARA: Is there any evidence in the time frame, since the ranges were closed until the present time, that receptors that are currently there have experienced effects due to

RESTORATION ADVISORY BOARD MEETING

1 PAHs or lead as a result of the risk that is
2 there?

3 BOARDMEMBER ULLENSVANG: To my
4 knowledge, there's not been any sampling or
5 analyses of that. The Park Service hasn't done any
6 sampling of that. I think the evaluating, if
7 there's been some type of effect due to PAHs or
8 lead on the plants or animals, that this would take
9 a special study that has not been done.

10 BOARDMEMBER O'HARA: But that would
11 be the best of all possible tests, wouldn't it? I
12 mean, you've got -- as time goes on one assumes
13 that the levels of risk go down, and that if you
14 have had evidence, or there is evidence, that the
15 receptors that exists there now, if they're going
16 to experience any risk, there should be evidence of
17 it.

18 BOARDMEMBER WORK: I'd like to take a
19 stab at that. There's more than one way to go
20 about doing a risk assessment. Part of it is doing
21 it based on animal data, just using studies from
22 other sources, and sometimes to do a risk
23 assessment, when you do it that way, you end up
24 making really conservative assumptions. The idea
25 being, that for the lack of site specific

RESTORATION ADVISORY BOARD MEETING

1 there would be children that would be brought out
2 to the wetlands as part of school groups, and I am
3 wondering about their exposure to this area and the
4 risks.

5 BOARDMEMBER ULLENSVANG: There is a
6 very large educational component with the
7 wetlands. They would be going to the west of where
8 the wetlands are going to be. But it still would
9 be, as you can see on the map, there's some beach
10 which would be open beach, as it is today. The
11 area which is currently fenced off is currently
12 dunes and is scheduled to be restored, and those
13 areas are intended for future use. Generally,
14 those are not high-frequent use areas, but they are
15 there, it is something we are asking for
16 recreational exposure.

17 FACILITATOR KERN: Are there other
18 questions?

19 BOARDMEMBER WORK: I'd like to add a
20 comment. I didn't hear agreement from DTSC. I
21 would agree to a shorter time frame if you would
22 give me a date certain when that document will
23 come on my desk, because I've got vacation time
24 coming up and I can't agree if it ends up making my
25 deadline in the middle of my vacation. I can give

RESTORATION ADVISORY BOARD MEETING

1 information, you balance that uncertainty by more
2 conservative conclusions. And the other way to do
3 that, you can actually have combinations of the two
4 ways, would be to actually performed the field
5 studies that you're talking about, which would
6 involve gathering specimens, perhaps even following
7 the life of a particular organism being exposed to
8 the concentrations of contaminants that we will
9 find in the field, and then each have a separate
10 controlled group assess the impacts on both sets.
11 That does involve a lot of time, if not a lot of
12 money.

13 Now we certainly would be open -- in fact, I
14 know my oncologist is always the first one to say
15 we need some site specifics to back up some
16 conclusions we're making, and we're always open to
17 that kind of approach. I don't know if time will
18 allow for that, in this case, because we're fast
19 tracking, but EPA would still be able to consider
20 it, and I know my oncologist would be willing to
21 help out if that was an approach that the BCT
22 decided to take.

23 BOARDMEMBER O'HARA: Thank you.

24 BOARDMEMBER POWERS: I have a
25 question about lead. It's my understanding that

RESTORATION ADVISORY BOARD MEETING

1 you the date and if you get it to me that date, do
2 we have a deal?

3 BOARDMEMBER HANDEL: I think we're
4 intending to submit -- I believe IT is going to
5 approve this tomorrow or the following day, which
6 would mean receipt probably Monday. Is that
7 correct, Rich or Dan?

8 AUDIENCE MEMBER: Yes.

9 FACILITATOR KERN: So are we talking
10 about targeting a period on Monday?

11 MS. PATTON: When does your vacation
12 start?

13 BOARDMEMBER WORK: June 26th, and I'm
14 back on duty July 14th.

15 BOARDMEMBER HANDEL: Maybe we can
16 discuss this at the break and come to some
17 conclusion.

18 BOARDMEMBER WORK: Okay.

19 BOARDMEMBER FUENTES: I just have a
20 suggestion. This issue could have been brought up
21 during the RPM meeting, not during the RAB meeting.
22 We are really surprised at the whole thing.

23 BOARDMEMBER HANDEL: You're right, I
24 apologize, that was an oversight on my part.

25 FACILITATOR KERN: Okay. Let's move

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

45

1 on. Next is C. How much time are we anticipating
2 with the risk management assessment on the
3 lead-base paint?

4 MR. TAMBRONI: Well, this going to be
5 just a quick overview.

6 FACILITATOR KERN: Okay. This issue
7 has to do with lead-base paint contamination and
8 soil around the residential buildings.

9 MR. TAMBRONI: My name is Michael
10 Tambroni and I'm with Allied Technology Group. We
11 performed the risk management assessment on
12 lead-base paint around residential buildings here
13 at the Presidio.

14 The risk management assessment was conducted
15 under the HUD Guideline, which is a little
16 different than the risk assessment that we've just
17 been talking about.

18 Under these guidelines we evaluated the
19 condition of the landscaping and the buildings
20 where lead-base paint was prevalent. We then used
21 EPA's recommended response activities to recommend
22 remedial action to the Army.

23 There were 80 buildings included in the risk
24 management assessment, and that was completed in
25 April.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

47

1 installation of barriers or concrete. Anything
2 over 5,000, the recommendations are to remove that
3 soil or to install a permanent barrier, such as
4 concrete.

5 FACILITATOR KERN: Any questions?

6 BOARDMEMBER WORK: I just want to put
7 something out on the record. The EPA Guidance that
8 is being referred to is a joint EPA/HUD Guidance
9 for addressing lead-base paint in residential areas
10 that are operated by HUD. And EPA, Region 9, is on
11 record, that that's not the appropriate guidance to
12 follow here in the case of the Presidio, that we
13 should be following CERCLA, which is a more
14 comprehensive approach, which would address more
15 than just residential areas.

16 BOARDMEMBER TOLPEGIN: The question
17 that I have, again, speaking from ignorance,
18 exactly what is the risk that is contemplated from
19 lead? Let me just add something.

20 My understanding is that the HUD requirements
21 are based on the tragedies that occurred,
22 primarily, on the east coast, where kids in slum
23 areas literally ate paint that was peeling off of
24 the walls. And a lot of them, some of them,
25 allegedly, became ill from this, and that part, I

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

46

1 FACILITATOR KERN: So you did some
2 work on these buildings and now you're getting
3 ready to --

4 MR. TAMBRONI: Actually, no. We
5 evaluate. We evaluate the paint conditions in the
6 buildings and the soil conditions. Whether or not
7 there was existing landscaping, whether it be
8 plants or landscape materials, such as woodchips,
9 or things of that nature. We documented the
10 conditions of the landscaping and made
11 recommendations based on those.

12 FACILITATOR KERN: And so the
13 recommendations include what you would then do in
14 cases where there were elevated levels of lead?

15 MR. TAMBRONI: Correct. The
16 buildings that we looked at were all over 400 parts
17 per million lead in soil. And they ranged from 400
18 to 58,000 parts per million. The recommended
19 response activities break out -- I gave a
20 presentation on this, probably a couple of months
21 ago, two or three months ago. The recommended
22 response activities splits out the individual --
23 for example, soil with concentrations of 400 to
24 5,000, the recommended response activities include
25 coverings, such as woodchips or landscape or

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

48

1 understand. What I don't understand is, what is
2 the risk of lead on the ground, just sitting on the
3 ground? Because if there is a risk, shouldn't we
4 all be staying away from the Sierra Nevada where
5 there's lead in the soil? I'd like to hear the
6 answer to that. What is the danger of lead, other
7 than peeling paint in old buildings?

8 BOARDMEMBER BUCK: Certainly, the
9 primary threat is the paint on the structures,
10 window sills, things of that nature. There are
11 children called "pica children" who eat a lot of
12 dirt, so that is one component of the risk
13 assessment, when you're assessing the lead hazard
14 at a structure. It's not the primary component but
15 it's factored in with the other components of
16 lead. And that's why, at least, the Army believes,
17 we should be following the HUD Guidance, because we
18 see these potentials at residential structures,
19 where children could be inside and could be outside
20 in bare dirt. And it's primarily the bare dirt
21 that they are concerned about. They are not really
22 concerned about grassy areas, it's really play
23 areas where they could have contact with the lead,
24 and it gets on their fingers and ingested.

25 So that's the thought process. Because it's

RESTORATION ADVISORY BOARD MEETING

1 a total sum of your lead exposure, not just the
2 lead inside the house. So that's why EPA and HUD
3 come up with guidance to evaluate all the
4 iscape. But the bottom line is primarily the
5 lead, certainly the lead, the chipped lead in the
6 household.

7 BOARDMEMBER FUENTES: I want to add,
8 also, that the Park Service has finalized the
9 General Management Plan Amendment which calls for
10 development of the Presidio, and that would involve
11 demolishing buildings or excavating soil and all
12 that. And all field workers are exposed to lead,
13 also. And our toxicologists have come up with a
14 number that is protective for a recreational value
15 for protection, and also for workers in the area
16 and all that. And also under state regulation,
17 lead containing more than 1000 parts per million is
18 considered hazardous. So if you have lead levels
19 with more than 1000 parts per million, you cannot
20 just dispose of it in a regular landfill, you need
21 to take it out to a Class 1 landfill, which is
22 considered a hazardous landfill.

23 So the Park Service has raised that issue,
24 that they're limited in their reuse if there's lead
25 levels of more than 1000 parts per million, so

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

51

1 BOARDMEMBER ULLENSVANG: Generally,
2 but there always are exceptions where there are
3 sort of minor changes that might occur on
4 particular buildings. But for the most part, they
5 are residential.

6 BOARDMEMBER O'HARA: And they cannot
7 be demolished because most of those are historical
8 buildings to begin with. So there is more or less
9 a hazard to children.

10 BOARDMEMBER ULLENSVANG: That's the
11 threat that we're seeing. We see two things.
12 Occupants of the building, primarily children,
13 because that's where the exposure problems are most
14 severe. Also, it was brought up by somebody that
15 there is some concern that as we're doing
16 landscaping next to a building, if there are soil
17 levels above 8,000 parts per million, at that
18 building, there is some ambiguity as to whether,
19 when we dig up a rose bush to replant it, if that
20 soil is a waste and needs to be managed as a waste
21 or not, and we're not clear on that. We would like
22 to have to deal with shipping that rose bush to
23 a hazardous waste location.

24 BOARDMEMBER GEMMIL: This is so over
25 my head, but Romy is talking about the state levels

RESTORATION ADVISORY BOARD MEETING

1 that's another consideration.

2 FACILITATOR KERN: Did you get your
3 question answered?

4 BOARDMEMBER TOLPEGIN: Well, yeah,
5 sort of.

6 BOARDMEMBER O'HARA: Romy just said
7 something that disturbed me a little bit. I
8 believe most of the buildings that have lead
9 contamination are residential units. And most of
10 those structures are not to be demolished under the
11 Presidio Master Plan. And there seems to be a
12 little inconsistency with what you just said.

13 BOARDMEMBER ULLENSVANG: I believe
14 you're correct. And also, I believe, that the
15 nonresidential buildings, for the most part, have
16 not been sampled, so we don't know. And Romy was
17 not referring to any new types of demolition of
18 buildings, other than what we've been talking about
19 for several years. So I don't want to alarm anyone
20 that there is suddenly new plans for anything.
21 These are mostly residential buildings, and these
22 are buildings that are intended to stay.

23 BOARDMEMBER O'HARA: So the intended
24 use or reuse for those structures is as
25 residential?

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

52

1 are 1,000 parts per million for lead, anything
2 above that is a hazard. And now Brian is saying
3 that their concern is 8,000 parts per million.

4 BOARDMEMBER ULLENSVANG: No, I must
5 have misspoken when I said 8,000. 1,000 is the
6 California Hazardous Waste definition. We talked
7 earlier about a recreational human exposure of
8 800. We understand that EPA's residential number
9 is 400, so there's a lot of numbers. It's somewhat
10 confusing if you don't deal with it everyday,
11 there's a lot of numbers.

12 BOARDMEMBER GEMMIL: What numbers are
13 you using to protect the workers, what do you
14 consider safe?

15 BOARDMEMBER ULLENSVANG: Roberta is
16 the one that is dealing with most of it, and she
17 apologizes for not being here. And we'll talk more
18 next month, so I'm not totally versed on all of
19 what we're doing to protect our workers. And what
20 I was talking about was from a regulatory
21 administration point of view as opposed to either a
22 worker or residential health and safety issue.
23 There's a number of different angles to the issue.

24 BOARDMEMBER GEMMIL: No wonder I'm
25 confused.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER TOLPEGIN: At the risk of
2 beating a dead horse to death, we heard about the
3 hazard of children eating paint. What is the
4 hazard of landscape workers working in lead
5 contaminated soil, they're not going to eat it, are
6 they?

7 BOARDMEMBER FUENTES: There's dermal
8 contact, they can inhale it, ingest it.

9 BOARDMEMBER BUCK: I have to
10 disagree. Dermal contact doesn't present a health
11 risk.

12 BOARDMEMBER ROSENBAUM: Andre, I was
13 going to answer you, because I think there's an
14 issue that's probably being skirted.

15 The problem with lead is that there is a
16 cumulative impact. It's stays in your bones for a
17 good while. I think probably the worry for
18 everybody is whenever a child or worker goes over
19 the dangerous level, and the last person that
20 exposes the worker or the child can be sued. So
21 the intent here is not to be the last one in the
22 food chain, and I think that's the fear. And lead
23 has become the asbestos of the '90s, so everybody
24 is running around making sure there isn't lead, and
25 that's why the freeways and bridges are being

RESTORATION ADVISORY BOARD MEETING

1 as nobody out in the public sector in San Francisco
2 has to sample around the footings of structures.

3 And so, we really see this threat as focused
4 on children in residential settings. So presently,
5 the Army's position is that we do not have to
6 sample around nonresidential structures, and that's
7 where we still have a disagreement with the EPA,
8 and it's going to be settled by the attorneys, more
9 than us.

10 BOARDMEMBER YOUNGKIN: Is this the
11 conclusion of your work on lead-base paint in soil
12 around residential buildings?

13 MR. TAMBRONI: There's a workplan,
14 and there will be the actual implementation of
15 those recommendations.

16 BOARDMEMBER YOUNGKIN: Are these
17 recommendations also for HPS and future tenants?

18 MR. TAMBRONI: We worked with Roberta
19 through that process and the process of our
20 preparing a workplan. We are working with the
21 individual departments of the Park Service, for
22 example, landscaping architects. The architects
23 have a lot to do with those recommendations or the
24 implementations of those recommendations, as well
25 as the ecological aspects.

RESTORATION ADVISORY BOARD MEETING

1 stripped, and all that stuff.

2 BOARDMEMBER TOLPEGIN: Except the
3 Golden Gate Bridge.

4 BOARDMEMBER ROSENBAUM: There's
5 actually an RFP out now to deal with that pile on
6 the south end. There's a bid out to clean it up.

7 I have a question. Aren't HUD levels for the
8 interior of buildings at 5,000 parts per million as
9 a remediation level?

10 BOARDMEMBER ULLENSVANG: I believe
11 that's true. Roberta is the who is handling that
12 issue, I'm not very versed on that, but I believe
13 that's how they got 5,000 for soil.

14 BOARDMEMBER WINSHIP: Are there any
15 plans for sampling for nonresidential buildings?

16 BOARDMEMBER BUCK: We don't
17 believe that sampling at nonresidential structures
18 is appropriate. The Army's position is, we want to
19 be treated like we believe everybody else would be
20 treated. The threat is basically children and
21 pregnant women at a residential setting. We don't
22 believe that nonresidential settings, such as
23 administrative buildings, and so forth, are covered
24 by that guideline. It's more we need to sample
25 around the baseline of nonresidential structures,

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER YOUNGKIN: Okay, thank
2 you.

3 FACILITATOR KERN: Well, looks like
4 there are no further questions, so we can take
5 about a 10-minute break. Thank you.

6 (Recess)

7 FACILITATOR KERN: Several board
8 members anticipated a very short meeting tonight.
9 I have two issues on Item 6, before the Feasibility
10 Study. These are the cleanup efforts that are
11 going on at the DEH site, and the PCB cleanup at
12 the YMCA Building. All right, if we could have
13 Bruce Handel, from the Corps of Engineers, if you
14 would explained to us what's going on with the DEH
15 sites, and the PCBs.

16 BOARDMEMBER HANDEL: First, with the
17 PCB sites, we are actually in the process of doing
18 removal action from two facilities, and, actually,
19 I think I'd like to have somebody from IT come up
20 and summarize that for us, just have a small
21 presentation. And then following that, we'll have
22 a brief presentation on the DEH area and what the
23 status of the activity is on that site, as well.

24 MR. JOHNS: I'm Rich Johns from IT
25 Corporation, and I will be presenting the

RESTORATION ADVISORY BOARD MEETING

1 information on the PCB sites.

2 Two sites we started working on very
3 ently, Building 680, and 1153. These are both
4 es that had PCB contamination that was
5 identified from transformers. The work was covered
6 in an EE/CA prepared by the Army Environmental
7 Center.

8 Last week we initiated the excavation in the
9 1153 area. This building is adjacent to the YMCA.
10 The folks at the Y were anxious to get into the
11 area and complete some walkways and such for the
12 reuse of that site, so we kind of expedited this
13 work to get in and get the contaminated soil out of
14 the way, and allow them to get on with their
15 business.

16 Like I said, we've done the excavation in
17 that area. We collected confirmation samples to
18 confirm that we've completed the excavation to the
19 cleanup levels established in the EE/CA of 1 part
20 per million.

21 There's a small figure that shows that site,
22 the loop. There's two areas where we have soil
23 excavation. The little circles are spots where we
24 collected the confirmation samples. The little
25 circles with the squares and the "D" are little

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 PCBs, and on this site for TPH, and if those all
2 come up with our action levels, we'll proceed with
3 the backfill and site restoration. There's a
4 schedule in the package that indicates when and
5 where these events are happening, and, I guess,
6 that's it.

7 BOARDMEMBER HANDEL: And for
8 discussion of the DEH area and the status of our
9 activities, we'll have David Kelly, also from IT
10 Corporation, brief us on this.

11 MR. KELLY: As Bruce mentioned, I'm
12 with IT Corporation, and I'm the task manager for
13 the DEH area and the work that IT is conducting out
14 there.

15 I'll give a little background on the DEH area
16 for some newer people here. Essentially, the DEH
17 area is the Directorate of Engineering and Housing
18 area that is located in the northeast corner of the
19 Presidio. It was essentially maintenance
20 facilities for the buildings and the landscaping in
21 the Presidio when the Presidio was active.

22 The buildings in the area were recently
23 removed by the Park Service, and most of that
24 activity was done after the RI was completed, so
25 there's some question as to the current conditions

RESTORATION ADVISORY BOARD MEETING

1 samples that exceeded the 1 ppm level. We've
2 subsequently gone back and done some additional
3 excavation. Those areas collected additional
4 confirmation samples, and we found out this
5 afternoon that those all met the action level. So
6 we'll be prepared to backfill and turn it over to
7 the YMCA and let them get on with their
8 reconstruction in that area.

9 Building 680, is a little bit larger area
10 that we're dealing with. We initiated the
11 excavation last week adjacent to the storage shed.

12 In this general area we removed approximately
13 30 cubic yards, because some of the sampling in the
14 area identified the presence of some leads and
15 TPHs. We have elected to stop the excavation to
16 allow for some disposal characteristics to be
17 performed, to verify that other planned disposal
18 options were appropriate that we weren't going to
19 get into, the treatment requirement that would
20 significantly increase the costs that were
21 associated with this work. So we anticipate to
22 have that completed within about a week, and if all
23 goes well, we'll complete the excavation within two
24 weeks.

25 We'll be doing confirmation sampling for

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 at the site.

2 The remedial action plan was completed for
3 the DEH area and recently went to public review,
4 and was signed about a month or a month and a half
5 ago. I'm going to go over a little bit of the
6 status that we are currently conducting based on
7 the remedial action plan.

8 The initial activity associated with the area
9 is pre-remediation sampling and analysis. The
10 sampling analysis is being conducted to evaluate
11 the current conditions at the site, and results
12 will be used for the design and excavation extent,
13 and the execution of the remediation action.

14 This sampling and analysis was conducted at
15 the three sites presented up here. One of them is
16 the DEH area-wide, specifically, Building 283, and
17 then Building 268 and Building 269. And I'll go
18 into a little detail on each one of these.

19 The soil associated with the Building 283
20 area was most likely disturbed during building
21 demolition activity. Most of the contamination was
22 in the surface soil around the building, and the
23 building and foundations were removed by the Park
24 Service.

25 Sampling analysis will be conducted to

RESTORATION ADVISORY BOARD MEETING

61

1 evaluate the current conditions and extent of lead
2 impacted soil at that site. And then the sampling
3 will be conducted on a grid system, hundred by
4 hundred foot grids over the entire DEH area and
5 then 20 by 20 foot grids around Building 283.

6 Essentially, this is Building 283, and most
7 of the contamination in this area, identified in
8 the RI, was in this area. And you can see the 100
9 by 100 foot area over the entire area, and then 20
10 by 20 foot grounds around that area.

11 The main goal at the Building 268 area is to
12 further define the extent of pesticide-impacted
13 soil. Based on the cleanup levels that were
14 presented in the remedial action plan, the plume
15 wasn't fully defined during RI activity out there,
16 and there also may have been some disturbance
17 during the building demolition activities in this
18 area.

19 The major concern in this area is that the
20 impacted soil may extend beyond the Presidio
21 boundary and some additional consideration is
22 required in the final remedy, if it does extend
23 beyond the boundary.

24 This is the Building 268 area. You can see
25 some of the previous sampling that was collected

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

63

1 the excavation and this is the pesticides tank
2 here, and then the diesel fuel oil that was
3 removed. There was a wash pad here for washing
4 down equipment associated with spraying of
5 pesticides, and just so we can see, the triangles
6 represent the samples we collected and tested for
7 diesel fuel, and the circle represents chlordane
8 with depth, and then these circles represent the
9 depth of the samples that were collected.

10 I put this in here just to indicate what
11 we're going to be testing for. We're using some
12 field analysis for the samples that we're
13 collecting and will be tested for lead by XRF and
14 for chlordane, and TPH by immunoassay. Then we'll
15 collect confirmation samples that have that 10
16 percent.

17 There is a very preliminary schedule, at this
18 point, for this site. This is where we're at
19 currently. There's a sampling of work and that's
20 out for public and agency review. That review
21 period is over on the 20th of June. Once we get
22 approval on that and finalize it, we'll go and
23 sample these areas. We'll prepare a sample summary
24 report. Currently we're working on a remediation
25 workplan before we finalize it, and construction is

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

62

1 right in this area. And they didn't really defined
2 the extent, so we're doing some proposed sampling
3 around this area, and if the proposed sampling
4 doesn't catch the edge of the plume, then we'll do
5 some optional sampling.

6 Building 269. There were some tanks removed
7 by previous contractors. The tanks included three
8 diesel tanks and one pesticide, and waste water
9 from a washing tank. There was some petroleum
10 impact that was identified during tank removal
11 activity. It was removed to the extent possible,
12 but some of it went underneath the building
13 foundation and couldn't be removed at that time.
14 There were also some groundwater samples collected
15 from the tank excavation pit for ground samples,
16 and they were tested and pesticides were found in
17 the groundwater, but they were not found in the
18 soil during the tank removal activities.

19 Sampling analysis will be conducted to
20 evaluate the extent of the impacted soil underneath
21 the foundations and then evaluate the potential of
22 existence of any impact of pesticides in the soil
23 underneath the foundation.

24 This is the Building 269 area. These are the
25 excavations. The darker shading is the bottom of

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

64

1 scheduled to start in September, early October.

2 Any questions?

3 BOARDMEMBER TOLPEGIN: What is the
4 nature of the pesticides that you found? Was there
5 any DDT, or was DDT used too long ago?

6 MR. KELLY: I'm not sure if they
7 analyzed for DDT. I know the DDE was analyzed.
8 There were very low detections. There were orders
9 of magnitude lower than were set for the site.

10 FACILITATOR KERN: No further
11 questions? Thanks, David.

12 Item 6.C., Feasibility Study, question and
13 answer session. One of the Board members at the
14 break mentioned that we really haven't received the
15 full document yet, so, perhaps, this item is going
16 to be difficult for people to ask questions about
17 this. I would say, if people have come prepared to
18 ask questions, are you prepared to attempt to
19 answer?

20 BOARDMEMBER BUCK: I can attempt to
21 answer.

22 BOARDMEMBER O'HARA: John, I know a
23 number of the community members have expressed
24 concern to the Army about the missile silos and
25 what you're proposing to do with them, and there

RESTORATION ADVISORY BOARD MEETING

1 hasn't been anything terribly definitive that has
2 come back, and I wonder where the issue is?

3 BOARDMEMBER BUCK: The Nike, in
4 eral, I think we're going to be proposing some
5 soil removal up there, as I recall. For the silos,
6 themselves, and the water in it, we see that more
7 as a, for lack of a better term, safety issue, more
8 than an environmental issue, as far as the need to
9 do abatement. I think there was some thought to
10 looking at the water in there and possibly pumping
11 it out. Really, we're not going to address that
12 aspect of the Nike silo in the FS, again, due to
13 the safety concerns.

14 So, we think, at least, presently, with the
15 security of the hatches and so forth, we think that
16 we do have a secure area. So the bottom line is
17 the silos, themselves, we don't really see as an
18 environmental threat.

19 BOARDMEMBER O'HARA: Have you done
20 testing on the water?

21 BOARDMEMBER BUCK: Yes, we did
22 sampling on the water.

23 BOARDMEMBER O'HARA: I mean, the
24 water that's in the silos.

25 BOARDMEMBER BUCK: Yes, correct. I

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 BOARDMEMBER BUCK: We did go out and
2 chain those shut. The big silo doors wouldn't be
3 able to be opened, because there was a small access
4 hatch next to the larger things, that, I think, at
5 one time were opened and have been subsequently
6 chained.

7 BOARDMEMBER POWERS: Didn't we take a
8 field trip there? And didn't we stand there and
9 look at this other area? I remember thinking that
10 it looked like someone could gain access into the
11 silos, and I was worried about that, at that time.
12 And when I looked at it, I said, aren't they going
13 to do something about this?

14 FACILITATOR KERN: It's possible.
15 There were, at times, these hatch doors which were
16 roughly a square, about this big, that you could
17 lift off and actually climb down and you'd get into
18 some water, and those things have been chained. I
19 climbed over the fence to go and check it out.
20 What other hazard might exists -- and this is guess
21 work -- on the rusting doors, on the silo doors,
22 zine doors, we've been corrected by some folks
23 at the other sites. These are magazines, not
24 silos, because they didn't fire, they raised them
25 up and fired them from the surface, but the actual

RESTORATION ADVISORY BOARD MEETING

1 I think there was elevated antimony levels -- this is
2 off the top of my head right now. Primarily, this
3 is attributed to the rusting of the metal and the
4 metal structures, and it changes over time since
5 there is lots of groundwater over time. The nature
6 of that water probably isn't representative now of
7 what it was when we actually sampled it. It's been
8 about a year that we sampled it last, and the
9 levels of the water in those silos, those change
10 over time. As the summer comes the water tends to
11 lower and seep out. So again, we don't see,
12 necessarily, that the silos, themselves, need to be
13 addressed from an environmental sampling.

14 BOARDMEMBER TOLPEGIN: Well, are
15 those silos secure from somebody saying, "Well, gee
16 whiz, lets go up there and see what's there"?

17 BOARDMEMBER BUCK: Well, first of
18 all, the silos themselves are within a fenced
19 area. Secondly, as I understand it, they have been
20 welded shut, chained shut, the silos, that is, to
21 prevent any curious access to those locations.

22 BOARDMEMBER TOLPEGIN: In law we talk
23 about "attractive nuisance," and I just wanted to
24 hear some assurance from the Army that those have
25 been secured.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 elevator doors have rusted through in places. I
2 don't know if people would fall all the way through
3 it, but certainly, you can imagine someone getting
4 their foot caught in one of those. That's one of
5 the issues that's been addressed or talked about.
6 BOARDMEMBER YOUNGKIN: I would just
7 like to state our information. We believe that
8 there's underground storage tanks full of oil
9 remaining in the magazines, and that may be a
10 hazard.

11 BOARDMEMBER BUCK: Yes, I think, as I
12 understand it, Montgomery/Watson actually did some
13 preliminary investigation of that nature, and I
14 think there is still provisions to check that angle
15 out.

16 BOARDMEMBER ULLENSVANG: They just
17 reported today in a meeting, that Silo 2 had about
18 a tenth of a foot, which is approximately one inch
19 of floating petroleum product water on the water.

20 BOARDMEMBER BUCK: I think the
21 thought is that it is originating from a tank. If
22 that's the case, that would be addressed under the
23 Underground Storage Tank Program.

24 BOARDMEMBER HULTGREN: Is there some
25 more permanent plan to eliminate those silos or

RESTORATION ADVISORY BOARD MEETING

1 magazines, or is that not considered an
2 environmental hazard that would be of interest to
3 this group?

4 BOARDMEMBER BUCK: Correct. Well, if
5 there's an underground storage tank, we have to
6 take care of that. The structure itself is not, in
7 our view, deemed an environmental threat,
8 therefore, it's not something we would be
9 addressing.

10 FACILITATOR KERN: Did anyone else
11 have a further comment on the Nike site, or any
12 other questions? I happened to have a question.

13 I don't have the whole document, so I'm just
14 sort of anticipating what it might mean, and that's
15 why I'm asking this question.

16 Here's a map showing the Crissy Field
17 wetlands area, and this map shows the approximate
18 area of this beryllium soil contamination. I'm
19 seeing these little circles like this, and I'm
20 wondering, I guess, I'm anticipating, that since
21 that's the proximate area of the soil
22 contamination, that those may be the cleanup zones,
23 or, I don't know.

24 BOARDMEMBER BUCK: Yes.

25 FACILITATOR KERN: And so there was
RESTORATION ADVISORY BOARD MEETING

1 base with the Corps as they do their effort. Our
2 view of the universe, prior to the completion of
3 their study, we're going to propose cleanups in the
4 slant areas, areas that slant in this direction.
5 We'll ensure that whatever we do is coordinated
6 with them to make sure it's a seamless remediation
7 and not cause conflict.

8 BOARDMEMBER MCKLEROY: Will the risk
9 assessment be coordinated as well?

10 BOARDMEMBER BUCK: Well, we've
11 already done our risk assessment, so they have that
12 to build on. They have a specific fingerprint or
13 BAPs that they have detected in the trap shooting
14 range, it has a very distinct characteristic, so to
15 speak. I think they want to make sure that what
16 they go after is strictly related to the trap
17 shooting as opposed to just the ubiquitous presence
18 of BAPs, so they do something above and beyond what
19 we have already completed.

20 BOARDMEMBER FOTTLER: Regarding the
21 Coast Guard Station, I was wondering how that was
22 going to be managed or handled?

23 BOARDMEMBER BUCK: Presently, I
24 think, it's our view that anything related to the
25 Coast Guard will be addressed by them. Now there

RESTORATION ADVISORY BOARD MEETING

1 another map, also, like Fill Site 7, and it also
2 has these little circles of boxes. So one of the
3 alternatives to me, that would seem to make sense,
4 would be, is there any kind of alternative where
5 you might sample further, or are we just going to
6 clean up around where you took samples, and
7 therefore, that's the cleanup?

8 BOARDMEMBER BUCK: In every case
9 where we proposed excavation, part of that cleanup
10 would include what we call our verification
11 sampling, confirmation sampling, to make sure we
12 have the nature and extent fully verified.

13 Actually, the risk that was originally put in
14 there, the risk is one-tenth to the minus 6, very
15 low risk. So I don't think you would be actually
16 proposing much in the way of cleanup from the
17 beryllium standpoint.

18 The bottom line, I think your question was,
19 we would be doing verification sampling right where
20 we would propose cleanup.

21 BOARDMEMBER ULLENSVANG: One type of
22 PAH is within the firing range presentation we
23 heard earlier. How is that going to be
24 coordinated?

25 BOARDMEMBER BUCK: We have to touch
RESTORATION ADVISORY BOARD MEETING

1 are still negotiations going on as to the final
2 resolution of that discussion, and, quite frankly,
3 I haven't heard recently where that stands. I know
4 Dave Wilkins has been taking a lead in that regard,
5 but in our view, basically, anything related to the
6 Coast Guard should be addressed by them.

7 BOARDMEMBER O'HARA: Will my
8 recollection of that conversation is the Coast
9 Guard has accepted responsibility for it and said,
10 "yes," we'll clean it up some time, and it could
11 be ten years from now, or 25 years from now,
12 whenever they get around to it. And, in the mean
13 time, the Park Service has got to get on with doing
14 whatever it is they are going to do with that
15 area. I don't see how the Army can simply say, it
16 isn't our problem, because it is your problem, it's
17 the Park Service's problem and the Coast Guard's
18 problem.

19 BOARDMEMBER BUCK: Well, technically,
20 it's all of our problem. It's our problem, it's
21 the Park Service's problem and the Coast Guard's
22 problem.

23 BOARDMEMBER O'HARA: Right, but the
24 Army has got lead responsibility, do you not, to
25 get the problem remediated?

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER BUCK: Well, in our view,
2 the contamination resulted from their activity, not
3 Army's activity. In our view of the world,
4 / are responsible. And I fully appreciate that
5 everybody doesn't share that opinion, and I
6 apologize, because I haven't heard very recently
7 where we stand with that discussion. I know it was
8 very active there for a while, but our direction
9 that we received was to push for the Coast Guard to
10 pay that. I know their opinion is, as you
11 accurately stated, yeah, we own up to it, but we
12 don't have money, why don't you do it and we'll
13 send you a bill, so to speak. I have to say that
14 there was some of the upper management that were
15 not thrilled with that approach. So they're still
16 working that issue.

17 BOARDMEMBER FOTTLER: Do you know if
18 it was a lease agreement that the Coast Guard made
19 to occupy this property?

20 BOARDMEMBER BUCK: I don't think it
21 was a lease. I don't think when it comes to
22 government-to-government, you have a lease-type
23 thing. The permit is so old that it probably
24 outdates a lot of environmental awareness issues.
25 I mean, they were there for a long time.

RESTORATION ADVISORY BOARD MEETING

1 meeting.

2 BOARDMEMBER FUENTES: Yes, that's the
3 last conversation we had with the Army and the
4 Coast Guard, to give us a workplan, to help fill in
5 the data gaps. Because they used to have a tank
6 over there and they detected 200 parts per billion
7 of lead in groundwater. So we want to resolve that
8 issue, of the last findings in groundwater. But we
9 haven't gotten any workplan from either the Army or
10 the Coast Guard.

11 BOARDMEMBER BUCK: They actually do
12 have a contract, but I don't want to give you bad
13 information.

14 BOARDMEMBER O'HARA: Has it been
15 conclusively determined that the source of the lead
16 in the water is as a result of the waste oil tank?
17 Could it have just as easily been the lead from the
18 shotgun blast out there?

19 BOARDMEMBER FUENTES: They're saying
20 that it is not representative of the groundwater
21 out there. So we have told them to do a filtered
22 able to help resolve the issue, but they haven't
23 done it.

24 BOARDMEMBER FOTTLER: Was there a
25 time line or was that just a suggestion?

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER O'HARA: But they have
2 accepted the responsibility for it. My
3 understanding is they haven't got any money to do
4 anything about it, so they said, yeah, it's our
5 monkey, we'll get to it sometime. And I think John
6 has pretty accurately stated that they have said,
7 you clean it up and give us the bill, we'll get
8 back to you.

9 BOARDMEMBER YOUNGKIN: The last I
10 remember hearing was the Coast Guard was saying
11 that the petroleum level present did not require
12 cleanup, so they were trying to close the case
13 without doing the cleanup. So that was kind of
14 where it was hanging, last I heard.

15 BOARDMEMBER BUCK: Again, I have to
16 apologize. I don't recall the last thing I heard
17 on this issue.

18 BOARDMEMBER HANDEL: We actually went
19 out to the site, Romy and a couple of
20 representatives from the Coast Guard, and
21 determined it was appropriate for the Coast Guard
22 to do some additional sampling to confirm that it
23 may not require any additional action. I don't
24 know what their plans were beyond that. I
25 certainly haven't heard anything after that

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER FUENTES: I believe --
2 there wasn't a time line right now, but we're
3 accommodating --

4 BOARDMEMBER YOUNGKIN: There was a
5 time line on the workplan though, right?

6 BOARDMEMBER FUENTES: Yes.

7 FACILITATOR KERN: Is there a contact
8 person at the Coast Guard that a public person
9 might call to inquire?

10 BOARDMEMBER FUENTES: Joe Sable. I
11 don't have his number, he's based in Oakland.

12 BOARDMEMBER HULTGREN: Even if the
13 Coast Guard is there under a permit, isn't that
14 tantamount to a lease between government agencies,
15 and it's the only thing government agencies can do
16 to allow someone else to use their property? Under
17 that situation, isn't the Army then, essentially,
18 the landlord of the property? My question is, if
19 the Army is the owner and the landlord, doesn't the
20 basic responsibility then fall on that owner and
21 landlord, even though they have the right to pass
22 it over to the tenants?

23 BOARDMEMBER BUCK: The Coast Guard is
24 no longer there. The Army no longer has it, it's
25 the Park Service. It gets pretty complicated from

RESTORATION ADVISORY BOARD MEETING

1 the standpoint of who exactly is liable. There are
2 some people who think we are all liable.

3 BOARDMEMBER HULTGREN: So are you
4 saying there's an ongoing discussion?

5 BOARDMEMBER BUCK: There has been,
6 probably, since three or four weeks ago.

7 BOARDMEMBER HULTGREN: What I would
8 hope, is that the Army would make a little effort
9 to lean on the Coast Guard and get some action out
10 of the Coast Guard.

11 BOARDMEMBER BUCK: There has been
12 several letters, pretty strongly worded, in my
13 opinion, as to saying, you're responsible and
14 please, march forward. The Coast Guard is saying
15 we have a lot of other priorities that are much
16 worse contaminations, and we need to address those
17 first. So the grinding wheels of bureaucracy are
18 working here.

19 BOARDMEMBER MILLER: Would it be a
20 good idea, just to follow up on that, in the
21 interest of time, and to expedite the cleanup for
22 Crissy Field reviews, by issuing an order to
23 motivate the cleanup?

24 BOARDMEMBER FUENTES: I proposed that
25 to our management already, and I haven't gotten any

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

79

1 thought this was the case, but I had mud on my face
2 and I apologize for that. I'm pushing as hard as I
3 can.

4 BOARDMEMBER CHEEVER: I hope the
5 Army's librarian has a record of what parts of it
6 some of us have and some of us don't have. For
7 example, I think what I've been sent goes -- well,
8 I'm not sure I have Section 9, for example.

9 BOARDMEMBER FOTTLER: I'm missing
10 some of the sections, also.

11 BOARDMEMBER BUCK: I'll touch base
12 with them tomorrow to double check, and make sure
13 that everyone has what they are supposed to have.

14 FACILITATOR KERN: All right. RPM
15 meeting, very briefly. We're all ready to go.
16 There is only one additional item that was
17 discussed there that wasn't already discussed
18 tonight. The issue regarding Building 207, which
19 is right here, and Building 231, which, I think, is
20 right over there. Those are former gas station
21 sites and a dry cleaners where they have some
22 underground contamination, water contamination,
23 groundwater contamination, sorry.

24 And so there's a combined Corrective Action
25 Plan coming out, and there was some discussion

RESTORATION ADVISORY BOARD MEETING

1 answer from them. That's being proposed.

2 BOARDMEMBER MILLER: How long ago was
3 the proposal?

4 BOARDMEMBER FUENTES: More than a
5 month ago.

6 BOARDMEMBER MILLER: Did you propose
7 naming both the Coast Guard and the Army, or the
8 Park Service, or any subset?

9 BOARDMEMBER FUENTES: We included
10 potential responsible parties. So if we are going
11 to be issuing an order, we will be issuing it to
12 Army, the Park Service and the U.S. Coast Guard,
13 and also issuing it to the land owner.

14 BOARDMEMBER BUCK: Well, where we
15 stand now, Section 10 and 11, there's six groups,
16 grouping of sites. The first four are completely
17 done. They sent out group five tonight. Barbara
18 and I are picking that up electronically tomorrow,
19 hopefully, going to be turning that right around, a
20 revised five, so we should be able to finish five.
21 Six is just two sites, and I anticipate that to be
22 done rather quickly. I'm confident -- group four
23 and five are the most complicated. I'm hoping I
24 will have everything done by this Friday.

25 I've talked to you before, and sort of

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

80

1 about coordinating, again, with the Park Service in
2 order to move that process along, and they talked
3 about having a meeting in July about that.

4 Also, next week, the Army and the Park
5 Service are having a partner meeting to work out
6 various process issues. Everything else, we pretty
7 much covered here in tonight's meeting.

8 BOARDMEMBER YOUNGKIN: There was a
9 topic on the General Management Plan and cleanup
10 strategy on the agenda.

11 FACILITATOR KERN: It didn't happen.
12 David was not there, and so that item didn't get
13 discussed.

14 As far as July items, I have from Martha, the
15 fiscal '98 budget. And perhaps Item 6.E., will be
16 continued over when we have a full document. Any
17 other comments or announcements for tonight?

18 BOARDMEMBER CHEEVER: I think we
19 should all recognize that the next meeting is the
20 only formal RAB meeting before the end of the
21 comment period before the FS.

22 BOARDMEMBER BUCK: Well, the comment
23 period hasn't started yet. That will start when
24 you get your final statement.

25 FACILITATOR KERN: Any other

RESTORATION ADVISORY BOARD MEETING

1 comments? Seeing none, thank you very much.

2 Meeting adjourned.

3 ***o0o***

RESTORATION ADVISORY BOARD MEETING

1 REPORTER'S CERTIFICATE

2

3

4 I, Elizabeth Valstad, do hereby certify that
5 the foregoing is a true and correct statement of
6 the testimony and proceedings had in the
7 within-entitled matter and that the same is a full,
8 true and correct transcription of the shorthand
9 notes as taken by me in said matter.

10

11

12 Dated: At San Francisco, California this
13 _____ day of _____, 1997

14

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Elizabeth Valstad

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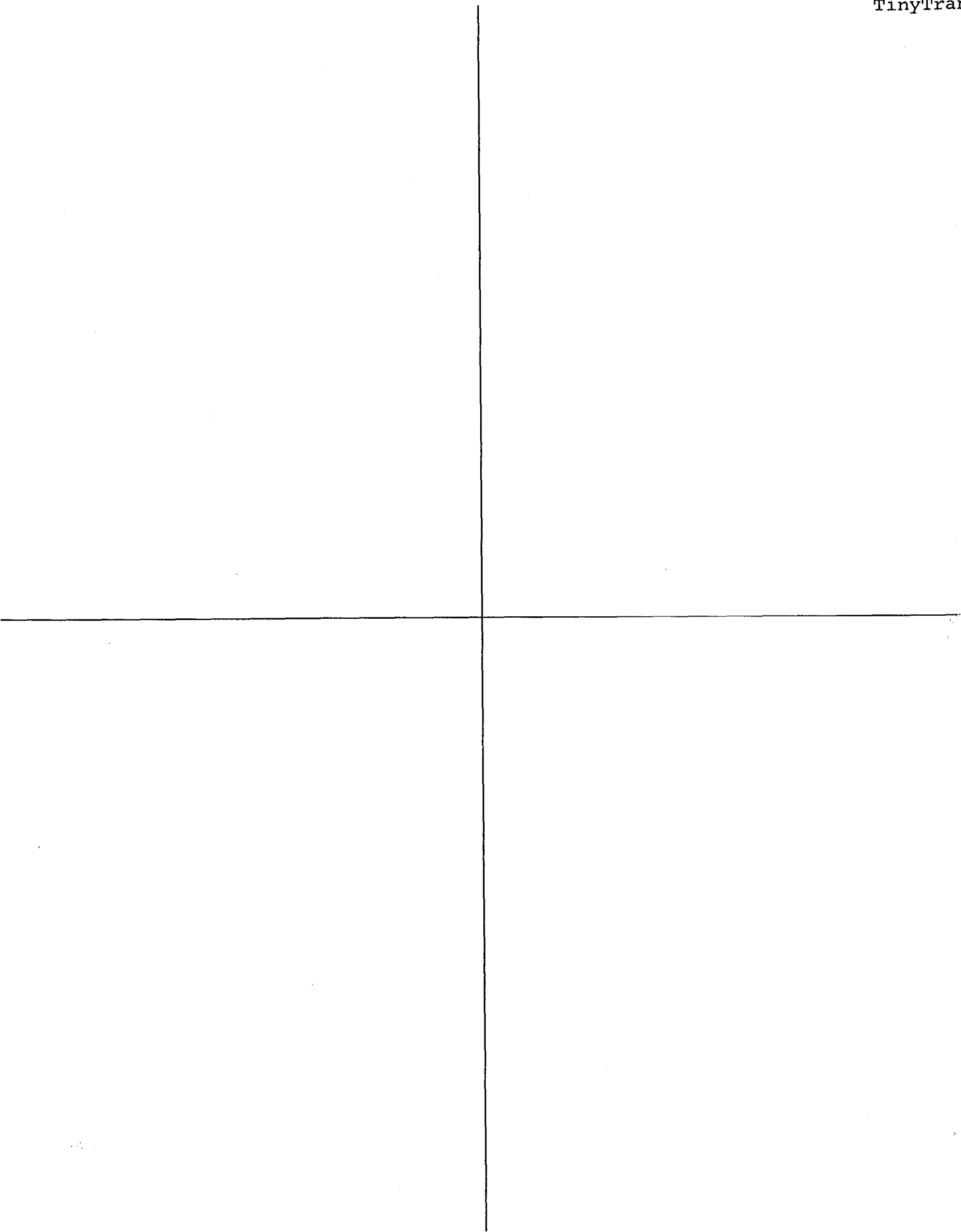
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RESTORATION ADVISORY BOARD MEETING



1 ON BEHALF OF THE
2 RESTORATION ADVISORY BOARD
3 SAN FRANCISCO, CALIFORNIA

6
7 RAB MEETING
8 TUESDAY, JULY 8, 1997
9 7:45 - 10:15 p.m.

12 HELD AT:
13 GOLDEN GATE CLUB
14 135 FISHER LOOP
15 PRESIDIO OF SAN FRANCISCO

16 **CERTIFIED COPY**

17
18
19 REPORTER'S TRANSCRIPT OF PROCEEDINGS
20 BY: HEIDI BELTON, RPR, CSR

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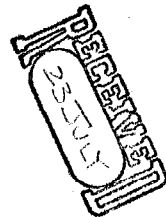
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1 DOUG KERN: Good evening. Welcome members of
2 the public who are here tonight for this meeting.
3 A and B are relatively short items, I would
4 think.
5 C, we'll have a chance for everybody to go
6 around the table and ask questions on the feasibility
7 study.
8 And then David has some comments on the budget.
9 So without objection, we'll move with this agenda.
10 Any announcements?
11 Thomas, did you have any announcements?
12 THOMAS APPLING: Give me one minute.
13 DOUG KERN: Were there any announcements while
14 Thomas is searching?
15 All right. Well, we might be able to come back
16 to Thomas's announcements when he's got those.
17 Old business? Any items for that? We usually
18 don't have old business.
19 The committee reports. Julie?
20 JULIA CHEEVER: Hi. Mark asked me to give the
21 committee report in his absence.
22 Our committee met as usual two weeks ago on
23 the 24th at Fort Mason. It was more or less a combined
24 meeting of the technical review and outreach committees.
25 We looked at -- in the review part we looked at

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1 RESTORATION ADVISORY BOARD ROSTER

2 Michael Alexander Mark T. Youngkin
3 Brian Ullensvang Robert Reinhard
4 Molly Hooper Larry Shockey
5 Amy Brownell Jill Stoner
6 Jon Dougal Ellis Wallenberg
7 LeAnn Lahren Arthur Young
8 Carol Arnold Roberta Blank
9 Harold Ball John Buck
10 Janette Baster Romy Fuentes
11 Jane Bernard-Powers Bruce Handel
12 Saul Bloom Richard Hiett/Lynn Suer
13 Julia Cheever Paul Townsend
14 Arleen Gemmil Martha Walters
15 Heidi Gewertz David Wilkins
16 Joan Girardot Michael Work
17 Rebecca Jehorek Thomas Appling
18 Doug Kern David Jaratt
19 Ernest Lee
20 Andrew Lolli
21 Bruce McKleroy
22 Scott Miller
23 Jan Monaghan
24 Howard Nathel
25 Peter O'Hara



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4

1 both the EE/CAs and started thinking about the
2 feasibility study including trying to get a general
3 feeling of which sites were recommended for no action,
4 which for institutional controls, and which for partial
5 excavation. And also thinking about what the funding --
6 what we would be going for in the sense of remediation
7 versus monitoring.
8 The outreach part of the committee is making
9 plans for the next newsletter article and also thinking
10 of ways to encourage members of the public to take
11 advantage of chances to comment on the feasibility
12 study. And our next committee meeting is two weeks from
13 now at Fort Mason.
14 And as has been mentioned before, right now with
15 all these important documents to comment on, the
16 meetings are often an informal study session on these
17 documents. And I'm told that representatives of both
18 the regulatory agencies and the Army will be at the next
19 meeting and all RAB members new and old are encouraged
20 to attend.
21 DOUG KERN: Questions or comments for Julie?
22 Okay.
23 Thomas, have you -- I think we have success.
24 THOMAS APPLING: Yes. Thanks to my dear friend
25 Molly, I now have mine. A revised roster is going to be

1 sent around the table. We ask that if everyone would
2 take a look at it and make sure that the information on
3 there is correct. It's very important for us to have
4 that information as accurate as possible.
5 Also, the -- our next newsletter will be out in
6 September. So for those of you who have been looking
7 forward to receiving it, we were on a bimonthly
8 schedule, and we will be pushing our next one back until
9 September.

10 Thirdly, if you have a copy of the feasibility
11 study, please see Pat for some additional pages that she
12 has that goes in there. You may also see her about the
13 FS RAPs and other documents that you might want to
14 request from her.

15 Comments on the feasibility study will be
16 accepted no later than Monday, August the 11th, at
17 5:00 p.m. by DTSC or at our BRAC office. And I believe
18 everyone has that address. If you need it, please
19 contact Pat or myself.

20 And, finally, please note that there will be a
21 public discussion meeting about the FS Tuesday, August
22 the 5th, 7:00 to 10:00 p.m. here in the main ballroom of
23 the Golden Gate Club. A court reporter will be here to
24 record discussions and comments. These will be
25 considered comments received during the public comment

1 others?

2 BARBARA COUGHLIN: The errata sheet is for the
3 RI, not for the feasibility study.

4 ROBERT REINHARD: Okay. I feel better. Thank
5 you.

6 DOUG KERN: All right. Item 6a would be David.

7 DAVID WILKINS: Yes. We had a partnering
8 workshop back in the middle of June from June 16th to
9 June the 20th. I just wanted to briefly highlight what
10 went on at the partnering workshop.

11 It was right here in this very room, as a matter
12 of fact. The Park Service, the Army, the regulators
13 were involved as well as representatives from Army
14 Forces Command and Fort Lewis.

15 The purpose of the partnering workshop was to
16 enhance the working relationship amongst all the
17 parties. At the conclusion of the week's events, a
18 partnering agreement was signed. We don't have a copy
19 of that yet. That's still -- the production of that is
20 still in the works. But that should be delivered from
21 Fort Lewis here in the near future.

22 A separate item but an item which was kind of
23 result of the partnering workshop was the decision to
24 execute a separate decision document for the sites
25 within Crissy Field so that the remedial activities at

1 period and will be responded to in the Responsiveness

2 Summit. Thank you very much.

3 DOUG KERN: Bob?

4 ROBERT REINHARD: What are the additional pages
5 of the disability study that you are referring to?

6 THOMAS APPLING: I guess some pages came in late
7 or were not complete.

8 Pat? Do you have those additional pages?

9 PAT: I'm handing the pages out so that you can
10 collect them during the break. And I have some pages,
11 and I've got some maps.

12 ROBERT REINHARD: How many pages are there?

13 PAT: I'm trying to figure that out at the
14 moment. I've got something that looks like this
15 (indicating).

16 THOMAS APPLING: So a few pages.

17 ROBERT REINHARD: Does that mean that we were
18 given a feasibility study to comment on at the beginning
19 of the comment period that was complete or not?

20 PAT: This is a map. And I'm afraid I don't no
21 more than that.

22 JOHN BUCK: I think some of the oversized maps,
23 perhaps, didn't get published or they had to make extra
24 copies.

25 ROBERT REINHARD: Is it just the maps, or is it

1 those sites would be completed in time for the land use
2 development that's going to begin next spring.

3 The main -- one of the main things, I guess,
4 that came out of the partnering workshop was to include
5 the Trust into the BRAC cleanup team as a player. So
6 they're involved as they deem it necessary to
7 participate in those discussions. That way we can keep
8 them in the loop on things.

9 Another thing that we agreed to do to enhance
10 our working relationship was to involve each other or
11 each of the agencies and their respective meetings with
12 regards to the cleanup activities here. That is, the
13 Trust be involved in a lot of -- you know, the RPM
14 meetings should they need to be, the Army and the Park
15 Service would be involved and the Trust meetings
16 regarding design or re-use things so that re-use and
17 cleanup can be synchronized and coordinated; things of
18 that nature.

19 So I think that it was a very worthwhile
20 exercise, and I think that everyone who participated
21 benefitted from the experience. So it was a lot of hard
22 work, but I think that that gave us a fresh start to
23 move forward into the next phase of our cleanup program
24 here at the Presidio.

25 So that's it on the partnering workshop. Any

1 questions about that?

2 Yes.

3 PÉTER O'HARA: Dave, in your decision document,
4 first of all, was the Coast Guard included? And,
5 secondly, what sort of a decision did you arrive at with
6 respect to the Coast Guard/Army problem down at the --
7 the oil problem down at the Coast Guard station?

8 DAVID WILKINS: That's a good question.

9 No, the Coast Guard wasn't included in the
10 partnering session because that's just one small site
11 out of the whole area.

12 The decision that was made -- I think that it's
13 pretty -- the Coast Guard has made it pretty clear that
14 they're going to address the site. There are still some
15 funding concerns that need to be worked out in terms of
16 at what time -- in other words, when and where they can
17 deliver the funds to finish up the work there.

18 But they have contracted with the Corps of
19 Engineers to produce work plan. That work plan has been
20 produced and provided to the state. The work plan has
21 defined the strategy to do some additional sampling at
22 the site to determine if, in fact, any actual cleanup
23 may be needed. It may not be needed. The work plan may
24 determine that after the additional samples are taken.
25 But that's the purpose of that work plan.

1 human interaction models, ways to treat each other in
2 terms of openness, trustworthiness, things like that.

3 And in discussing all of those issues -- for
4 example, we went through an exercise where we said,
5 "What does the Park Service think about the Army?"

6 "What does the Army think about the Park
7 Service?"

8 "What do the regulators think about the Army,"
9 and so on.

10 So you go through that kind of exercise, and
11 then you kind of find out, you know -- and you split off
12 into groups and do that. And then you come back
13 together, and you find out, "Oh, gee, now I know what
14 the DTSC thinks about the Army." "Oh, now I know what
15 the Park Service thinks about the Army."

16 And you go through the exercise. And so that
17 kind of brings out the truth of your whole working
18 relationship.

19 So then as you go through this exercise, you
20 create a lot of stress and anxiety. And then by the end
21 of the week, you try to figure out ways to work together
22 better so that you can address those concerns that were
23 brought out by going through that stressful exercise.

24 And one of the ways we thought of doing that was
25 by opening up our meetings and our normal agency

1 So we hope -- and the state and the Army are
2 still continuing to work with the Coast Guard. And we
3 hope with the work within the next few months that we
4 can get the necessary funding put in line.

5 The Corps has already agreed to act as their
6 executing agency for that work once funds are made
7 available and to execute the work plan, make a decision
8 on what course of action, if any, needs to be taken
9 there.

10 So it's just a matter of timing at this point.

11 PETER O'HARA: Is it going to happen before my
12 grandkids graduate from college?

13 DAVID WILKINS: I most definitely say that it
14 will.

15 PETER O'HARA: Thank you.

16 MOLLY HOOPER: I was hoping that you could speak
17 in general terms, if not in specific terms, about the
18 partnering agreement, just to the best of your
19 recollection. You haven't actually seen it, but could
20 you tell us the nature of it, how you will all work
21 together better.

22 DAVID WILKINS: Well, if you haven't had any
23 experience with a partnering session -- partnering
24 workshop, rather, it's a rather unique process that you
25 go through where you define -- you're using, I guess,

1 processes to the other agencies. And we had been doing
2 that, but we just hadn't been doing that effectively.
3 So we decided there were some ways that we could do
4 that.

5 And, you know, certainly having the Trust as a
6 new player in the process, it was important to bring
7 that -- get them involved; in getting the Army more
8 involved in the Park Services' playing process the Park
9 Services more involved in the Army's playing process,
10 the regulators as well, and the public as well. Even
11 though the public wasn't a participant in the partnering
12 workshop, we did talk about the importance of that
13 component into the whole planning process. So...

14 MOLLY HOOPER: By any chance, will there be
15 minutes kept of these meetings so it will be available
16 to the public?

17 DAVID WILKINS: Well, I don't think so. I mean,
18 what I'm -- I mean, all of the agencies have their own
19 separate meetings going on. Whether minutes are kept
20 is, you know, up to that particular agency. I mean, the
21 point is, is that the players involved in a lot of these
22 things -- and they can be just contractual meetings like
23 constant schedule meetings, and things like that.

24 Most of the information that comes out of there
25 is presented in, for example, the documents that you get

1 on a monthly basis here at the RAB.

2 So, yeah, I mean, I don't think that there are
3 specific minutes that I can say, "Okay. Here's the 50
4 meetings that went on this week, and here's the 50 sets
5 of minutes." No.

6 ROGER HENDERSON: Were you talking specifically
7 about the partnering meeting minutes?

8 MOLLY HOOPER: No, no. Future meeting in which
9 all the participants will be working together.

10 DAVID WILKINS: It's all the meetings that have
11 been going on for the past years.

12 MOLLY HOOPER: Well, one of the things that was
13 just -- the kind of openness and trust and the things
14 that were their intentions in the past, that could take
15 one step further to outside participants as well. But I
16 think it sounds great. It sounds like an important
17 thing to have done.

18 DAVID WILKINS: Yes, I agree.

19 ROBERT REINHARD: Who were the individuals that
20 signed the agreement?

21 DAVID WILKINS: The individuals that are present
22 here tonight that signed it were myself, John Buck,
23 Roger, Brian, Roberta, and Romy, Michael Work, Randy
24 Hanna from Fort Lewis, Ron Blacklidge from Forces
25 Command, Colonel Dunsig from Department of the Army,

1 be a self-policing thing. It's on everybody's own
2 individual integrity to do that.

3 ROBERTA BLANK: We did talk about the dispute
4 resolution procedures in case you couldn't come to
5 agreement. That was kind of useful, formalizing a
6 mechanism.

7 ANDREW LOLLI: What do you mean by "the way we
8 treat each other"? What do you mean by that?

9 DAVID WILKINS: Well, I just mean in terms of
10 just being open about what's going on within each agency
11 in terms of, you know, project management. You know,
12 there's -- it's important that re-use and the cleanup
13 are synchronized. And there have been occasions where
14 we haven't done that effectively because we haven't been
15 effectively communicating with each other, the agencies.

16 And, you know, part of this agreement was to
17 improve that by letting the other players in the process
18 know when meetings are taking place that may, you know,
19 historically may have been internal meetings or things
20 like that and inviting outside players to participate in
21 that.

22 ANDREW LOLLI: But you have rules that you
23 follow?

24 DAVID WILKINS: "Rules"? In terms of -- in what
25 sense?

1 BJ Griffin from the Park Service, Craig Middleton from
2 the Trust.

3 ROBERTA BLANK: No, he didn't sign it.

4 DAVID WILKINS: No, he didn't sign it. That's
5 right.

6 ROBERTA BLANK: Dan Murphy from DTSC.

7 DAVID WILKINS: Yeah, Dan Murphy from DTSC and
8 Rich Serradarian from the EPA.

9 ROBERT REINHARD: When did you say it's going to
10 be available?

11 DAVID WILKINS: I don't know. Hopefully in the
12 near future. But you're welcome to get a copy of that
13 as soon as I get a copy of it. I'll send one out to
14 you.

15 DOUG KERN: Martha?

16 MARTHA WALTERS: I'm curious. What does this
17 agreement really mean? What does it do?

18 DAVID WILKINS: Well, it means that we are going
19 to change the way we treat each other and how we behave
20 and act towards each other. That's the primary thing.
21 And I think it's a function of -- some of the things I
22 mentioned are the manifestations of how we can do that.

23 MARTHA WALTERS: Who's going to implement or
24 enforce that? I mean, we're mature adults.

25 DAVID WILKINS: We're all self -- it's going to

1 ROGER HENDERSON: We have a set of rules that
2 we're supposed to follow or presips that we've agreed to
3 that was part of the signing of the overall agreement.

4 ANDREW LOLLI: Thank you.

5 JOAN GIRARDOT: Whose idea was this? Who made
6 the determination that the agencies aren't or weren't
7 working well together? What does that mean you "weren't
8 working well together"? Who made that determination?

9 DAVID WILKINS: Well, I think that it was
10 evident that having taken seven years to complete the RI
11 process was indicative enough that things weren't
12 working well here between all the players involved.
13 So it was the Army's -- the Army at least
14 spearheaded the effort, and all the other agencies
15 agreed that it was a good idea to go through this
16 partnering workshop.

17 JOAN GIRARDOT: Who put the workshop on?

18 DAVID WILKINS: The Army did. Fort Lewis
19 sponsored it. They provided professional facilitators
20 who facilitated the workshop.

21 Yes?

22 MOLLY HOOPER: Just because the Trust is about
23 to be sworn in, and we want to get a sense of what, if
24 any, impact the process has had and they are going to be
25 representatives, did they not chew into this?

1 DAVID WILKINS: No.
 2 DOUG KERN: Any questions?
 3 JOAN GIRARDOT: I have one comment. And that
 4 if the purpose is to be open, you should really
 5 include the public in all these kinds of things.
 6 DAVID WILKINS: Well, we talked about that. And
 7 that's one of the reasons why the public is involved in
 8 the Crissy Field RAP process, for example. You know,
 9 that's why we decided to model that after what we did at
 10 the DEH RAP. Is a continuation of that effort to try to
 11 get the public and keep the public more involved.
 12 ROBERTA BLANK: I think we recognize while we
 13 were doing the partnering, that lack of public in the
 14 partnering was conspicuous. Because there were many
 15 times where we would try to talk about -- we would all
 16 be saying what we would want to do. And we were
 17 thinking, "Well, what would the public want to do?" And
 18 the public wasn't there to say what they would want to
 19 do. So I do feel it would enhance to have the public
 20 participate to have a RAB representative from the
 21 public. And we realized that in the course of doing
 22 that.
 23 You know, and it would be really good for us to
 24 get a copy of the agreement as soon as we could so that
 25 people could see it.

1 But it's just a draft outline. I just wanted to
 2 let folks know that we're moving forward with the
 3 process, and that this document is going to be modeled
 4 after the DEH RAP in terms of its structure and in terms
 5 of how we are going to develop it. It's also going to
 6 be similar to that.
 7 As I said, we -- as part of our increasing
 8 public involvement, we're going to have at least three
 9 RAB members had volunteered to participate in the
 10 technical working group. And certainly it may be --
 11 need to be more people based on the availability of
 12 these three.
 13 Those three persons were Doug, Bob, and Mark.
 14 And there will be more to follow on the RAP process in
 15 terms of, you know, some defined dates and when things
 16 are going to take place. But, essentially, we're
 17 looking at around the middle of October of having a
 18 document -- the RAP complete or at least the commentary
 19 period completed early to mid-October. And then the
 20 document finalized around early to mid-November. So
 21 that's what we're looking at. So this is on a pretty
 22 fast time line.
 23 But there will be opportunities. There's going
 24 to be technical meetings every Tuesday and Thursday from
 25 10:00 to noon to discuss the various aspects of the

1 DAVID WILKINS: Right.
 2 SAUL BLOOM: But basically in the future, just
 3 to clarify, there will be potentially the opportunity to
 4 participate, and there will be the opportunity to for us
 5 to sit down and enjoy this partnering process all
 6 together, which I'm looking forward to.
 7 MOLLY HOOPER: I didn't mean that. David is
 8 laughing.
 9 DOUG KERN: Thank you, Saul.
 10 Moving right along. Item 6b.
 11 David, perhaps you can talk again about this
 12 Crissy Field RAP process.
 13 DAVID WILKINS: Well, I think the RAP process
 14 was fairly well described during the EE/CA discussion.
 15 I think on a couple of different occasions we talked
 16 about how the Crissy Field RAP was going to be developed
 17 and how the existing documents which describe sites
 18 within the Crissy Field area that are currently out for
 19 public review and comment are going to be rolled into
 20 the Crissy Field RAP.
 21 We have -- I passed around a draft outline for
 22 the RAP. And it is a draft. It's something that we
 23 worked up just a couple of days ago. If you have any
 24 comments about it, you know, you can get those comments
 25 back to me.

1 sites in the Crissy Field plan. And as we go through
 2 those technical meetings, we'll be developing versions
 3 of the document that will be available for review during
 4 that process. That won't be -- those won't constitute
 5 official public reviews, set periods, but they are
 6 review periods. And should you wish to review those
 7 documents and make input, you're more than welcome to do
 8 so.
 9 BRIAN ULLENSVANG: David, one thing I'd like to
 10 add on the draft outline that was handed out, I don't
 11 think anyone should really focus too much on any
 12 particular aspect of it at this time. This was worked
 13 out by just a portion of the work group, and many of the
 14 work group members haven't even seen this yet.
 15 So I think it should be taken as before work in
 16 process from the very beginning of the process. And I
 17 think the concepts that are in there are going to be
 18 generally similar to what was at the DEH and the steps
 19 that were in there.
 20 But that any -- obviously we would like to know
 21 if any of these sentences or subjects cause concern in
 22 your minds. But if they do, don't be too alarmed. Just
 23 let people know because there are things in here which I
 24 guarantee you will change as we go through.
 25 DAVID WILKINS: Right.

1 BRIAN ULLENSVANG: Don't get hung up if there's
2 anything that isn't exactly right.
3 ROBERT REINHARD: I think it's important tonight
4 for the benefit of the RAB members to a certain extent
5 to describe and list just what are the sites, that at
6 the moment at least are to be included and, also, the
7 state of the public notice and facts that you described
8 and what's being done to further inform the public at
9 large, not just the people in this room, about what's
10 happening.

11 DAVID WILKINS: Okay.

12 We've agreed to, based on Bob's suggestion last
13 week, to develop a fact sheet describing this process.
14 And that fact sheet is still under development, although
15 we expect to finalize it here within the next couple of
16 days.

17 The sites within Crissy Field -- and, again, you
18 don't really need to write these down; I mean, it is
19 being recorded. And you'll see this fact sheet
20 hopefully within a few days.

21 The sites included are the east of Mason area
22 fill site 7, building 640 to 642, building 643,
23 buildings 924 to 931, the Coast Guard station, soil
24 contamination at buildings 937, 949, 973, and 979. And
25 then the Skeet Rifle Institute DEH and building 924

1 DAVID WILKINS: There will be a schematic in the
2 fact sheet that identifies the areas involved.

3 BRUCE MCKLERoy: Okay. Thank you.

4 BRIAN ULLENSVANG: Bruce, if you have some ideas
5 for the types of drawings that would be helpful for you,
6 I mean, I hear you for a general study area map, but if
7 there's other concepts of what would help communicate
8 things to you, maybe at the committee meeting we could
9 talk about that so you can give it some thought and we
10 can see how that -- because the idea would be to be able
11 to create or add drawings which would communicate the
12 concepts quickly --

13 BRUCE MCKLERoy: All right.

14 BRIAN ULLENSVANG: -- to you and other members
15 of RAB. And the community might want to look at the
16 document.

17 So if you've seen some other documents here that
18 you would like maps, if you would like the work group
19 members to those maps as models, I think it would help
20 us to collect it and put together a document that would
21 easy to use.

22 BRUCE MCKLERoy: Sure. I'd be happy to do that.

23 ROBERT REINHARD: I guess I would add one more
24 item about the issue of public notification. This was
25 something that David mentioned which I think is a good

1 firing ranges.

2 And in addition, we're also looking at
3 additional areas such as petroleum sites along the
4 exterior fringe of Crissy Field, for example 207, 637
5 area and other groundwater sites such as 977 and 937 for
6 inclusion into the RAP.

7 So it's a pretty comprehensive examination of
8 the sites within Crissy Field area. And that's -- those
9 are the areas that will be affected. And that's what's
10 in the -- in this fact sheet that we're still refining
11 here.

12 Let me see. Was there anything.... Okay.

13 You already know that there are -- there are at
14 least three plans currently under review which include
15 sites within Crissy Field. Of course the EE/CAs, we
16 talked about those tonight. And then there's a
17 feasibility study which has the majority of the other
18 sites and the firing ranges are in a site investigation
19 report that's currently being reviewed and finalized.

20 So -- yeah, that's about it for the documents
21 that are currently addressing the sites.

22 DOUG KERN: Bruce, did you have a question?

23 BRUCE MCKLERoy: I would appreciate it if, when
24 you bring that out, that you have a study area map like
25 you do in the FS, you know, outlining that area.

1 idea.

2 There are some members of the Restoration
3 Advisory Board who represent large community groups.
4 And I think that it is a challenge and a problem about
5 specifically informing the public about this proposal.

6 It's a complicated proposal in the sense that it
7 requires people to appreciate, first of all, the study
8 area itself, Crissy Field study area as a unique
9 project, but also how the sites have been placed on what
10 you might call "other schedules" because of the other
11 documents.

12 For that reason, the people on the board who,
13 like I say, represent large groups whose individual
14 members may not be on the mailing list for the fact
15 sheet or see the other notices, should try to
16 communicate these ideas to those members and, in fact,
17 probably provide them fact sheets or other information
18 that helps describe this. That is something that people
19 on the board can and I hope will do.

20 DOUG KERN: And perhaps to follow up with that,
21 Bob, if people do have requests for additional fact
22 sheets to give to larger groups, maybe they can get some
23 help from Thomas' group or something. I mean, is that
24 possible?

25 DAVID WILKINS: Yes, that's possible.

1 DOUG KERN: Okay.
 2 All right. I think we're ready to move on to
 3 the item 6c. This would be a question-and-answer
 4 session where every RAB member would have an opportunity
 5 to pose a question.

6 Now, we did this before for the remedial
 7 investigation at one point. And as I recall, even the
 8 regulators had an opportunity if they wanted to ask a
 9 question. So I just put that open to them as well if
 10 they would like to ask a question.

11 Is there anyone who would like to start, to
 12 volunteer to be the first question person? And then
 13 we'll sort of proceed around in this direction
 14 (indicating). Any brave volunteer out there? Julie?
 15 Thank you.

16 JULIA CHEEVER: I have a question about the
 17 institutional controls.

18 Aside from the fact there may be some concern
 19 about the degree of alliance on the institutional
 20 controls, I was wondering how these will be spelled out
 21 and made binding.

22 From my look at the feasibility study, I don't
 23 think it gives very many details about exactly what the
 24 control would be, if it's a restriction on water or
 25 restriction on land use.

1 institutional controls in this situation than you would
 2 normally have if you were turning over property just to
 3 any other landowner where you really do lose control.
 4 Because then it gets lost in the -- you're going to have
 5 a permanent presence here of Park Service staff.
 6 They'll have their lease agreements and so forth. So
 7 there will be a pretty strong -- not only for the
 8 hazardous waste but any other type of activities that
 9 might go on here has to be approved by both the Trust
 10 and the Park Service.

11 So from that standpoint, I think there is or
 12 will be a pretty strong mechanism in place to ensure
 13 that whatever institutional controls are determined to
 14 be appropriate would be adhered to. But certainly that
 15 had been abided from the Park Service and Trust.

16 JULIA CHEEVER: I can follow that, but what
 17 about the other part of my question about when and where
 18 will they be spelled out very specifically?

19 JOHN BUCK: Perhaps in the -- when we get to the
 20 proposed plan we could spell those out more definitively
 21 and when we have our final decision document. And then
 22 it will be incorporated into whatever controlling
 23 documents the Park Service will have for the agencies
 24 and so forth.

25 ROBERTA BLANK: I'd like to also respond to

1 And I think one concern that some of us may have
 2 is if we end up with this, how is this going to be
 3 enforced or acknowledged 5 years from now, 10 years from
 4 now, 30 years from now?

5 So I'm wondering if there's going to be another
 6 document, maybe the next document, in which they're
 7 spelled out. And also if there's a mechanism by which
 8 the Park Service and the Trust would agree to these and
 9 how people would know that they exist and abide by them
 10 20 years from now.

11 The reason I'm concerned about people abiding by
 12 them 20 or 30 years from now, if they're not abided by,
 13 there could be hazards from people going into hazardous
 14 areas or drinking water out of El Pollard Spring after
 15 having an earthquake thinking that's their major water
 16 supply.

17 JOHN BUCK: Well, from my perspective, I think
 18 we have an advantage here that you do have a Park
 19 Service who -- and a Trust who presumably are going to
 20 be the plan-goers here, and here for perpetuity having
 21 firm control over every aspect of the park.

22 I mean, I don't think people are going into
 23 national parks and unaware of -- and doing things that
 24 the Park Service is unaware of. So I think it's
 25 actually a better situation from a standpoint of

1 Julie's question. I think it's really an excellent
 2 question, and I don't think the answer to it is clearly
 3 laid out anywhere at this point in time. It certainly
 4 is an issue that we'll be looking at very closely in the
 5 feasibility study and I'm sure the Trust will be as
 6 well. Because institutional controls took place at
 7 Bergen on the landowner on the issue of how they will be
 8 maintained on perpetuity as part of that burden as well
 9 as the actual restriction itself.

10 So I can appreciate what John is saying that,
 11 you know, possibly from the standpoint of there being
 12 maybe only a couple of entities having master control
 13 over the property, that it may be administratively
 14 easier than if it's a lot of separate, little, small
 15 private sites. But I still think it's something we're
 16 concerned about and want to look at very closely.

17 DOUG KERN: Why don't we -- unless there are
 18 individuals that have questions along those lines and
 19 that would kind of keep things on the same track,
 20 otherwise we could just continue around.

21 BRUCE MCKLERoy: I just had a follow-up question
 22 on that. That Julie -- that was my question, too, my
 23 first question.

24 But I really think that since we're going to be
 25 going this direction, I think it should be laid out very

1 carefully as to particularly the time line on these
2 institutional controls. When will they come off, for
3 instance, if ever? I mean, perpetuity means a long
4 time. And, you know, even if there's an institutional
5 control, you know, that is a form of remediation. And
6 it has a life. And should have a start, finish, and end
7 and should be well defined.

8 And that was -- you know, looking through this
9 document there's very, very little on this institutional
10 control. And I would look forward to a type of scenario
11 where the institutional controls could come off at some
12 point. And I think the Park Service would like to see
13 that, too.

14 And if there is evidence that there's going to
15 be either follow-up testing or some sort of mechanism to
16 determine when that could happen, that should be part of
17 the document.

18 DOUG KERN: Other questions? Okay, Saul?

19 SAUL BLOOM: I just wanted to follow-up. That
20 was really most of my points were, so, thanks.

21 At the Defense Environment Restoration Task
22 Force meeting in Annister this last month, institutional
23 controls played a really huge part of the discussion.
24 And based on the discussion there -- I mean, folks there
25 were dealing with much, much larger problems. How do

1 you're talking about taking that property and turning
2 it into a national park, it's another matter entirely.

3 And I think the numbers of people, the types of
4 people, the objectives of people using the property are
5 very, very different than they are in an ordinary
6 setting and pose very, very specific kinds of problems
7 which I would be very concerned about, particularly with
8 children, children who aren't going to be supervised.
9 And I'm not just talking about children like 4 and 5.
10 I'm talking about children who are 17 years old, 18
11 years old who are old enough to know better but
12 frequently don't choose to know better.

13 And so I think that that's a question that one
14 has to really think through when one opts for
15 institutional controls in a situation like this.

16 And, again, following up on Bruce's point about
17 endpoints within the process, when do you take the
18 institutional controls off? This sort of segs into
19 questions about groundwater remediation, ongoing
20 monitoring, and that sort of thing.

21 But, fundamentally, one of the things that was
22 interesting about the Air Force's presentation at their
23 meeting, is that they were talking about end remedy as
24 opposed to remedy-in-place. How do you factor in the
25 long-term cost? When do you actually say the project is

1 you control people's access to areas of unexploded
2 ordinance and whatnot and all of those things.

3 But as you begin to talk about the components of
4 institutional controls, you really begin to see Julie's
5 point and Bruce's point about the difficulty of
6 maintaining those controls.

7 And I would just, with all due respect, John,
8 have to disagree with you in terms of the difficulties
9 of having and operated by a national park versus by that
10 of a private owner.

11 Now, I agree that with private ownership you
12 have a great deal of difficulty administering and making
13 sure that the institutional controls are consistently
14 applied throughout time.

15 But by the same token, when you're talking about
16 implementing institutional controls over a national park
17 where you have limited opportunities to be able to
18 monitor those controls and ensure that folks do not get
19 into those areas, I would say that this is an area where
20 a lot of sensitivity needs to take place. And there
21 will be costs to those.

22 It's different when you're trying to implement
23 institutional controls on a firing range. It's
24 different when you're trying to implement institutional
25 controls about converting a training facility. But when

1 over? When do these things go away?

2 And the objective is, I would assume, to have
3 these things go away as opposed to leaving them there in
4 perpetuity. And so I think that that's something that
5 we're really going to need to see somewhat addressed in
6 a document so that we have a better understanding about
7 what the choices that we're making are relative to the
8 feasibility of the proposal.

9 PETER O'HARA: Taking that one step further, we
10 are assuming that the property will be a financial
11 success and remain as a national park. But there, I
12 believe, is a mandate that if it doesn't pull its weight
13 within, what's it, 15 years?

14 SAUL BLOOM: 15 years.

15 PETER O'HARA: That there is a -- it goes where?

16 DAVID WILKINS: Property goes to GSA to dispose
17 of it.

18 PETER O'HARA: GSA.

19 I think the question of institutional controls
20 in that -- in that event has to be accounted for.

21 JOHN BUCK: No, a component of the institutional
22 controls, too, is a five-year review which is to
23 consider something like that saying that, "Hey, it looks
24 like the Presidio is going down the tubes from the
25 standpoint of financial and they're going to sell it off

1 for condominiums" or something. So that is considered
2 in that process.

3 PETER O'HARA: But, would you address that every
4 five years or would you wait until it's circling the
5 main before you -- before you address the issue?

6 JOHN BUCK: Well, I think if it appeared that
7 that was very definite likelihood which I think all
8 around here, certainly at this point considering very
9 unlikely, the -- I can't imagine it would actually
10 revert to GSA for sale. But it would be a factor
11 considered in every five-year review, I would think.

12 PETER O'HARA: But it will be considered every
13 five years, though --

14 JOHN BUCK: Yes.

15 PETER O'HARA: -- as not something that you have
16 to devote an awful lot of space to, but it will be
17 considered.

18 JOHN BUCK: Certainly.

19 PETER O'HARA: Okay. Thank you.

20 DOUG KERN: Howard?

21 HOWARD NATHIEL: When does that five-year review
22 start? Has it started yet?

23 JOHN BUCK: No. It sort of kicks off with the
24 signing of the ROD. So that's sort of where your
25 baseline comes from.

1 at least as they are defined in the General Management
2 Plan. So that's an important thing to keep in mind.

3 And then the other thing is, regarding, you
4 know, the termination of this, or is there a start and
5 end to it and all that, you know, Romy is here to answer
6 and can certainly expand on the process of how a site
7 that's undergoing a remedy such as an institutional
8 control, how that whole process works. So if that
9 answer is not clear to you now by what's already been
10 said, maybe he can add a little bit more to that.

11 But there is some control on that in terms of
12 long-term concern, is this going to be like this 50
13 years or whatever. Maybe not. The state looks at this
14 every few years, we understand, a five-year period. So
15 I think these are three things to keep in mind about the
16 institutional controls.

17 ROMY FUENTES: Just like what David said, as
18 much as possible we want to make the cleanup consistent
19 with the re-use. So we have this General Management
20 Plan. We want to be consistent with what the plan says.

21 And also, for leasing, we want to make sure that
22 for these kind of property conveyance documents, that
23 this re-use restriction would be stipulated in those
24 conveyance documents.

25 Also, you know, the Park Service is required to

1 JAN MONAGHAN: I had time line questions about
2 the O & M budgets and how we got to 30 years and who's
3 going to be reviewing those documents in 30 years? Are
4 we all still going to be here?

5 JOHN BUCK: I plan on being here.

6 DOUG KERN: Okay. Dave has a --

7 JAN MONAGHAN: Well, it had to do with this
8 time line business, so I'm trying to figure that out as
9 well.

10 DAVID WILKINS: I just wanted to add one thing
11 on institutional controls that everyone should keep in
12 mind.

13 All your concerns, those are all good questions
14 and very important concerns for all the parties
15 involved, but the most important thing is that the issue
16 of institutional controls, because of the nature of that
17 as a remedy, is going to be looked at very, very -- in
18 great detail throughout this whole feasibility study
19 process. So it's not like that's what decision has been
20 made there. I mean, we're going to be looking at that.
21 So keep that in mind.

22 The other thing is that the institutional
23 controls that have been proposed in the feasibility
24 study are such that they're not going to prohibit the
25 Park Service or the Trust from implementing the re-uses

1 comply with need if they wanted to change land use at
2 the Presidio. And like David said, it's spelled out in
3 the GMPA. And if there's going to be changes in re-use,
4 then they have to comply with that and they have to
5 notice the public that there's going to be changes in
6 the land use.

7 So far, I haven't seen any kind of a re-use
8 restriction that deals with like -- in particular, the
9 re-use condition is not building houses. Because so far
10 we haven't come up with cleanup numbers for residential
11 and ecological receptors. And we haven't gone above
12 residential numbers or recreational values that requires
13 restriction that involves commercial use or industrial
14 use of the Presidio. And I haven't seen that in the
15 document. So if there's going to be restriction,
16 there's not going to be houses or, you know, residential
17 development in the Presidio.

18 DOUG KERN: Yes?

19 MOLLY HOOPER: I just read a while ago that
20 there was a federal cutback in the so-called, I think,
21 DERA funds which apparently affect your office, Romy.
22 And I just wondered if you felt that your office had
23 adequate funding to provide oversight.

24 ROMY FUENTES: We're capable of getting our own
25 funding if there's insufficient funds under the DSMOA.

1 MOLLY HOOPER: Under the what?
 2 ROMY FUENTES: It's not the DERA; it's a
 3 different act. How we would get our money is under
 4 DMOA, Defense State Memorandum of Agreement.
 5 ROBERTA BLANK: I just wanted make a comment to
 6 you about your comment of institutional controls being
 7 incorporated into lease agreements. I think that's a
 8 recognized understanding of anyone who has -- leases
 9 property that they have to do that.
 10 But the concern here, I would think, for the
 11 Trust would be if the imposition of that use restriction
 12 has some financial impact on the property, negative
 13 impact or negative impact from a liability standpoint,
 14 that would make the property less leasable. I think
 15 that's the concern.
 16 It's fine to say you can incorporate all these
 17 deed restrictions -- lease restrictions into a lease,
 18 but maybe the person who's leasing the property is not
 19 going to be able to get finances of that because of not
 20 wanting to take on the liability. And that's the
 21 concern.
 22 ROMY FUENTES: I'm aware of that concern, but
 23 your GMPA also spelled out what particular land use or
 24 particular attendance you're looking for for those
 25 particular areas. So you want to make sure that you're

1 SAUL BLOOM: Norton.
 2 JOHN BUCK: Norton?
 3 SAUL BLOOM: Yeah, I think Norton.
 4 JOHN BUCK: Congress does set our funding
 5 levels. They are made very aware of what commitments
 6 we're trying to uphold.
 7 As far as the people who would review the
 8 documents, certainly it's structure that will probably
 9 be in place. From the Army's standpoint it will
 10 probably be the office of the Corps of Engineers or a
 11 local agent.
 12 Again, it will be the same regulatory agencies
 13 that will come together that are involved in the process
 14 at this time, will be involved in the review of that
 15 data to see what the status is. Increase monitoring,
 16 decrease monitoring, something has shown up here that no
 17 one has anticipated, and, "Oh, my God, we got to do
 18 something else." So there will be regulatory
 19 involvement.
 20 I don't think you folks will be sitting around
 21 this table every five years and meeting every five
 22 years. At least that was not what was envisioned when
 23 they set up the RAB. But there will be a mechanism in
 24 place both from the regulatory standpoint and the Army
 25 standpoint.

1 consistent, our cleanup is consistent with the GMPA.
 2 DOUG KERN: Let's go back to Jan, if you would
 3 like.
 4 JAN MONAGHAN: My question was about the
 5 operations and maintenance budgets. And if we're going
 6 through a series of cutbacks here and things, how are we
 7 going to predict that we're to have the funding to do
 8 all the testing in the next 30 years?
 9 And I guess the next question would be who would
 10 be reviewing the test results to find out whether the
 11 remediation has happened naturally or it's still there
 12 and it's still a problem and what would be the next
 13 step?
 14 JOHN BUCK: As far as the outyear funding, once
 15 the decision document is signed, I think it's pretty
 16 certain that any commitments made as a result of those
 17 decision documents will be upheld down the road.
 18 I'm not going to stand in front of you and say,
 19 "That's an absolute guarantee," but I don't know of any
 20 situation where we signed a ROD and at some point we had
 21 a turnoff, for instance, of pump and treat system and
 22 said, "Oh, we don't have the money for doing that
 23 monitoring that we agreed to do." So --
 24 SAUL BLOOM: Norton.
 25 JOHN BUCK: Excuse me?

1 LEANN LAHREN: Along those lines, is there an
 2 ending point for the RAB?
 3 JOHN BUCK: As I understand it -- I don't know
 4 if there's a firm hard-and-fast rule as to when the RABs
 5 end. I think that's -- you know, I don't know if they
 6 thought that far down the road. They wanted to get them
 7 started.
 8 I think the thought process is, though, that
 9 after a decision document has been developed and they're
 10 starting to implement the remedy, certainly the
 11 activities of the RABs will probably cut back maybe to a
 12 quarterly basis and at some point there will be a
 13 cessation of probably the funding for the RAB.
 14 I can't say, though, that there's a definite
 15 decision, you know, five months after a ROD is signed
 16 you're discontinuing. But there is certainly an
 17 endpoint at some point where they will say, you know,
 18 the RAB did its job, essentially advised the Army on the
 19 selection of remedy, and there's no further need to fund
 20 this activity.
 21 But I'm not aware of any guidance which says at
 22 a certain point. I think they're probably working on
 23 that, but I haven't seen one yet.
 24 SAUL BLOOM: Actually, you're quite right.
 25 They are, in fact, working on a sunseting RAB

1 guide, which I think Leann's question was alluding to.
 2 It is being compiled right now. There should be a draft
 3 out within six to eight months, from what we understand.

And the task force itself came out specifically
 4 stating that there were some concerns about preserving
 5 the RABs and that RABs not be quite, unquote, sunsetted
 6 too soon.

8 So I think that that's something that people
 9 need to be aware of, is that there is some discussion,
 10 actually rather significant discussion, about when RABs
 11 go away. And there's a lot of controversy as to whether
 12 or not RABs ought to remain.

13 So I think people should be aware of that and be
 14 watching with great interest as to whether or not RABs
 15 continue for at least beyond remedy.

16 And there was the discussion as to whether or
 17 not remedy -- the placement of the remedy in the
 18 decision documents actually getting a cleanup.

19 And I think that's something that we all need to
 20 be aware of, that getting to the placement of a remedy
 21 at a site where a cleanup is supposed to take place is
 22 not the same thing as cleanup being accomplished. So I
 23 think that's something else for the people to be
 24 concerned about.

25 I just wanted to make one further point with

1 regard to the Defense State Memorandum of Agreement.

2 The cut this year was about 25 percent in the
 3 overall budget. According to the information that we
 4 have from DTSC, there are about 30 positions that are
 5 going to be in jeopardy in this program as a result, and
 6 that's going to significantly curtail the amount of
 7 activities the DTSC can do around the site.

8 And I appreciate the difficulty that Romy has
 9 discussing this issue publicly, but it is going to have
 10 a rather substantial impact on the state's ability to
 11 oversee this process.

12 When Romy talks about having additional monies
 13 to continue the oversight process, that is through a
 14 process called "Cost Recovery," which means that they're
 15 going to have to levy fines, penalties against operators
 16 like the military if they do not complete required
 17 activities or operations. And so that's where the
 18 additional funding is going to be coming from, not
 19 through the DSMOA funds.

20 And, in fact, additional cuts are anticipated in
 21 the next couple of years. And so this should be
 22 something that people should be watching very, very
 23 carefully.

24 The impacts -- California got hit the hardest
 25 with the DSMOA cuts, and people should be very

1 aggressive, in my own personal opinion, in the next
 2 round of discussions of funding to make sure that
 3 another similar cut does not go through. Because it
 4 does really make it impossible for the state to do the
 5 job that the state needs to do to make sure that state
 6 regulations are being complied with. And all the
 7 partnering sessions that one may have doesn't substitute
 8 for the ability of the state to fund its process.

9 And without that fund, the state is
 10 fundamentally put into a position where partnering is as
 11 effective as fundamentally pursuing enforcement actions.
 12 So the nature of the process will change as a result.

13 So I think that's something that people need to
 14 keep in mind about the state's involvement, and
 15 maintaining the view of the institutional controls is
 16 very, very much a part of that question.

17 ROBERT REINHARD: I just wanted to make two
 18 observations based on the discussion tonight.

19 First of all, there's sort of a tendency from
 20 the remarks of Rob and John and Romy to assume that
 21 logical wisdom of any institutional control is
 22 supportable by reference solely to the General
 23 Management Plan. That is, since we have that General
 24 Management Plan, there's no uncertainty about the wisdom
 25 of any particular institutional control. And that

1 tendency or assumption is one that I think we need to be
 2 very careful about for a couple of reasons.

3 One is that the authority of the Trust is such
 4 that it will still be consistent for the General
 5 Management Plan but may have ideas about how to -- and
 6 in any particular location -- try to argue for, you
 7 know, some particular leasing arrangement or some
 8 particular use which is not in an iron-clad,
 9 black-and-white description found now in the General
 10 Management Plan.

11 That does not mean in any way that we're going
 12 to reach this scenario that John said about selling the
 13 place off for condominiums, God forbid.

14 But all I'm saying is that what is true at every
 15 other superfund site in the country should also be true
 16 here; that an analysis of what is a potential use is to
 17 be flexible. And I do feel a little bit of nervousness
 18 when I hear the idea that there's no debate about any
 19 particular land use scenario.

20 And my -- the second half of my observation is
 21 sort of to bring us -- just to remind people about
 22 another aspect of the cleanup plans that we've developed
 23 here.

24 Remember, there are two cleanups. There's the
 25 CERCLA cleanups and the petroleum cleanups.

1 And institutional controls and land use
2 decisions are another way of saying that those threshold
3 assumptions also tend to drive a selection of cleanup
4 standards: that is, if you have a recreational use,
5 you're going to clean up to one level of the chemical;
6 if you have a residential use, you're going to clean up
7 to another level of chemical.

8 And we have also here another document called
9 the FPALDR which, for whatever reason, the Army
10 decided -- at the time made a decision that the only
11 place that recreational values were going to be used to
12 set cleanup levels would be along Crissy Field. And
13 that the purposes of that FPALDR assessment, a
14 residential use would be assumed everywhere else.

15 Now I'm not going to say now we should reopen or
16 revisit of the FPALDR, but I'm saying when you look at
17 the feasibility study of the document, another issue in
18 terms of the evaluation of the way in which the
19 arguments are presented is consistency. You know, are
20 you going to walk across the Presidio and encounter one
21 level of risk on one plot of land and another level of
22 risk on another plot of land for some logical reason or
23 an illogical reason?

24 And I think that we need to make sure that the
25 science that underlies these decisions is consistent and

1 have no any idea or --

2 DAVID WILKINS: As far as I know, the Trust has
3 one employee whose name is Craig Middleton. And, you
4 know, I would suggest if you have a question about the
5 Trust you could call him. Or you can come to this
6 meeting tomorrow and get some questions answered there.

7 The Trust has been invited to participate in as
8 many meetings as they wish to. I think that
9 administratively, you know, that decision is up to Craig
10 at this point because he's just a one-man show.

11 So, you know, come to the meeting tomorrow, or
12 you can get his phone number. I don't know it off the
13 top of my head. But maybe somebody has it and you can
14 call him and ask him whatever questions you have.

15 DOUG KERN: Follow up? Jane?

16 JANE BERNARD-POWERS: Yeah, can I just follow on
17 that?

18 If it's -- rather than having individual members
19 of the RAB board approach somebody from the Trust so
20 that it becomes an individual question, it would seem to
21 be a good idea to -- for us as a group represented by,
22 perhaps, the community co-chair to address you in
23 writing or formally as a member, you know, and ask them
24 to come to a RAB board meeting so that we might get some
25 questions answered.

1 that the land use decisions that go along with the
2 setting of these levels is, like I said, being flexible
3 and not cast in stone.

4 DOUG KERN: Okay. Great.

5 I'd like to try to get back to some questions.

6 And we were about here.

7 Did you have a question, Joanne?

8 JOANNE CHOW-WINSHIP: No, that's fine.

9 LEANN LAHREN: I just have another question.

10 I've been kind of out of the loop for awhile.

11 Has anybody from the Trust been invited to the RAB to be
12 able to answer our questions?

13 ROBERT REINHARD: Ask them tomorrow.

14 MARTHA WALTER: Ask them tomorrow.

15 LEANN LAHREN: What's happening tomorrow?

16 PETER O'HARA: They're being installed.

17 DOUG KERN: They're being sworn.

18 MOLLY HOOPER: It's one of the few open
19 sessions.

20 JOHN BUCK: From 9:00 to 11:00 there's a meeting
21 in this main meeting hall area.

22 LEANN LAHREN: So at that meeting you expect
23 that maybe somebody will be -- they'll designate
24 somebody at some point in time that will be available to
25 the public? Or what is everybody's guess? Or do we all

1 I really think it's a bad idea to do it
2 individually. It doesn't carry the weight. It doesn't
3 have -- it's not a public setting. It becomes just an
4 individual asking a question. So I think there's a
5 utility to making it a much more formal contact.

6 DOUG KERN: Okay. Okay.

7 Well, in the absence of the community co-chair
8 tonight, I'll make that note. Is that something that
9 the group would like to do, is to invite the Trust to
10 come to one of our meetings?

11 MARTHA WALTER: Sure.

12 JULIA CHEEVER: Yes. And not only to ask them
13 questions, but also maybe they can find some interesting
14 information.

15 DOUG KERN: Right. We'll proceed, then, with
16 that, try to get a draft letter together for people to
17 look at.

18 Let's continue around this stretch.

19 Bruce, did you have a question?

20 BRUCE MCKLEROY: Yes. I had a second question,
21 from the general to the specific.

22 I had -- and I don't know if this is an RI
23 question or an FS question.

24 In Section V of the feasibility study, it states
25 that most of the water samples are filtered so that you

1 have the drinking water. So the water takes out a good
2 deal of the contaminants out of the water and then from
3 there it's said that there's no hazard to speak of.
4 It's fine in terms of human ingestion of water, but I
5 don't think it really fits animal ingestion of water and
6 whether that's taken into account.

7 JOHN BUCK: I think they were referring to their
8 groundwater samples.

9 BRUCE MCKLERROY: So those are deep-well-only
10 samples? There are no surface samples referred to
11 there?

12 JOHN BUCK: I believe that's true.

13 ROGER HENDERSON: Surface water samples you
14 don't filter if there's a direct exposure. Groundwater
15 samples, especially when you're using hydrophonics or
16 some technique like that where the samples come up very
17 muddy, it is not representative of what somebody
18 drinking water from a well would be.

19 So one of the main things is for metals which is
20 the problem. You actually filter it out so that what
21 you're looking for is a dissolved problem. The other
22 things like gasoline and diesel you don't filter out.

23 BRUCE MCKLERROY: So it still begs the question
24 that if you're getting these chemicals even in the
25 unfiltered water, that they are there and they're not --

1 looking for is seeing something that was put there
2 that's supposed to be there.

3 BRUCE MCKLERROY: So before they're filtered
4 then, you analyze them for what would be exceedences of
5 soil levels? You don't --

6 ROGER HENDERSON: No, no. These are all water
7 samples.

8 Historically in the past what we have done is
9 we've run filtered samples and we've run unfiltered
10 samples.

11 And what we've been doing lately was dropping
12 the filter because we have enough history in the sites
13 to know what is -- what's there from the Army and then
14 what's there from just the ambient conditions.

15 And especially when we're doing a lot more
16 hydroplunge work where we're not putting in a very
17 complicated, expensive monitoring well where it's got
18 filter packs and the water is relatively clean anyway
19 coming into it. You're getting drab samples that are
20 very, very turbid. If you analyze them for metals,
21 you'll get an artificially high number. It's not what
22 will be seen if somebody were to put in a water well.
23 That's the whole intent.

24 BRUCE MCKLERROY: So this turbid water that isn't
25 in the surface water supply, it isn't available to

1 I guess they were therefore screened out in the RI
2 because of the filtering system; is that correct?

3 ROGER HENDERSON: No, it's not quite like that.
4 When you take a water sample that is very turbid or very
5 muddy -- because some of these come out dark brown when
6 they come up with a hydrophonic sample -- they contain
7 soil particles.

8 So if you don't filter this soil out to see
9 what's really in the water, then when you analyze it,
10 you don't know whether you're analyzing the soil sample
11 or something halfway between a water sample and a soil
12 sample.

13 So it is an accepted technique whereby you do
14 filter out very turbid samples just because the numbers
15 that you would get from it are soil sample numbers.

16 So even though you may have ambient levels of,
17 say copper in the ground, if you were to mix that soil
18 up with water then analyze it, you would be getting
19 what's in the soil as well as whatever was in that
20 water.

21 So what you want to do is separate what's
22 actually dissolved in the water and moving as a plume as
23 opposed to what's in the soil itself. Because the soil
24 is made up of all sorts of metals and chemicals. So you
25 don't want to see that in the water. What you're

1 terrestrial receptors.

2 ROGER HENDERSON: That's correct. If we were
3 taking a sample, say, from a lake or a stream, you don't
4 filter that because that water is in direct contact
5 with, say, fish or aquatic organisms or even humans. So
6 you don't filter those.

7 BRIAN ULLENSVANG: I think some of the water
8 samples were filtered and unfiltered, and the concern
9 is, is it appropriate for the biology of the plants and
10 animals which might see turbid water, is it appropriate
11 to use the total?

12 You almost have to look at it side by side, in
13 some cases sample by sample, to analyze whether, as
14 Roger said, the sample was corrected in a way which had
15 a tendency to gather soil in with it, in which case it
16 may not be representative in, say, what a raccoon would
17 see.

18 You are correct that the surface water for the
19 biological exposures would take an unfiltered sample or
20 some other technology. You have to work through it.
21 And I haven't gone through that section of the FS yet to
22 comment as to whether it was done that way or not.

23 But it is something you -- it is helpful to pay
24 attention to so that you agree that the data that are
25 being used are representative of what you expect an

1 animal to see.

2 BRUCE MCKLEROF: That was the purpose of the
3 question, is that they throw out all of the filtered --
4 all of the unfiltered samples. And you do -- did answer
5 my question about samples.

6 DOUG KERN: We need to take a break.

7 (Recess taken.)

8 DOUG KERN: If we could reconvene. We can get
9 this wrapped up and get our questions answered.

10 Molly, do you have a question?

11 MOLLY HOOPER: If there is no time schedule for
12 the feasibility study for that -- with a legally binding
13 component, when do you think this might be introduced?

14 JOHN BUCK: To the --

15 MOLLY HOOPER: To clean up the process.

16 DOUG KERN: Are you asking how long the cleanup
17 will take?

18 MOLLY HOOPER: Essentially, and if this will
19 ever be stated formally that there will be progressive
20 cleanup deadlines.

21 JOHN BUCK: I think for the standpoint of
22 institutional controls, I think the concept -- I mean, I
23 haven't thought about putting deadline -- not deadlines
24 but dates certain into the institutional controls. I'm
25 not real familiar with that concept. Usually I'm

1 familiar that institutional controls are there for
2 perpetuity. So I'm not sure -- I mean, when you stop
3 the institutional controls.

4 MOLLY HOOPER: No. Just, I think -- I mentioned
5 this in part, and I'm surprised and disappointed you
6 don't know about this. Because Congresswoman Pelosi
7 was -- from the West saying that it was particularly
8 important to future tenants at the Trust to have some
9 certainty when there might be -- the cleanup might be
10 complete.

11 JOHN BUCK: Well, I think the Trust's focus is
12 basically structures, from my reading of the General
13 Management Plan and what their particular emphasis is.
14 That's where they're going to generate their revenues
15 are basically on the buildings.

16 So I think what you may be focusing in on is
17 lead-based paint and asbestos, things of that nature,
18 which would allow them to lease the structures and then
19 generate revenues.

20 And certainly from our standpoint we're
21 addressing the lead-based paint and the asbestos. And I
22 think the asbestos program is virtually completed now.

23 Lead-based paint program, as you've been briefed
24 in previous RAB meetings, we're focusing in on the
25 residential structures to make them safe for human --

1 residential use. We obviously still have a disagreement
2 regarding the nonresidential structures and the sampling
3 and/or the need for abatement around those. That has
4 not been resolved yet.

5 To that extent, you are correct. We don't have
6 a date certain on that because there is disagreement as
7 to what are the Army's requirements for cleaning up or
8 even investigating those structures. So that's the only
9 component of the uncertainty as I see it right now.

10 Basically all the other sites, it won't affect leasing
11 from building structures are concerned.

12 MOLLY HOOPER: You feel confident about that?

13 JOHN BUCK: Yes.

14 MOLLY HOOPER: Thank you.

15 BRIAN ULLENSVANG: Could I follow up on that?

16 The leasing, and that's I think some subject of
17 debate, but what would be the schedule for

18 implementation based on what -- the question, I think,
19 was -- let me see if I can follow along -- is how long
20 would these remedies take to implement; is that correct?

21 MOLLY HOOPER: And is there actually a schedule
22 that everyone can adhere to and could feel confident.

23 BRIAN ULLENSVANG: Right. And beyond just the
24 buildings from the Park Service's point of view -- we're
25 using you're assumption that lands would be less of an

1 issue to the Trust -- what is that schedule?

2 MOLLY HOOPER: Thank you. Yeah.

3 JOHN BUCK: Well, we're certainly, as part of
4 the BCT, developing schedules for remedy, putting in
5 budgets. I think the hope certainly is for any active
6 remedy like excavation and so forth would be done -- is
7 it by '99?

8 DAVID WILKINS: Well, I think the answer to your
9 question is the point when the basewide record of
10 decision is signed sealed and delivered. And there's a
11 list of 30 areas that need to be cleaned up.

12 The BCT is going to sit down with the Trust and
13 the Park Service and say, "Okay, folks. What sites need
14 to be cleaned up by when?" And that's going to set the
15 schedule for how we do cleanup.

16 And the enforcement is that the state which is
17 going to sign the ROD is going say, "Hey, you guys
18 signed this to clean this stuff up by this day. So go
19 to it." I mean, that's how I envision this is going to
20 happen at that point in the future when it does.

21 MOLLY HOOPER: Thank you.

22 PETER O'HARA: I've got one follow-up question
23 to that, David. And that is, you may set the schedule,
24 but are the Department of Defense funds going to be
25 available to implement the work?

CLARK REPORTING (510) 486-0700 57

1 DAVID WILKINS: Well, I mean, that's all part of
2 setting the schedule, looking at the re-use, and trying
3 to tie the availability of funds with that.

4 As I had mentioned before, the Army is not going
5 sign up for a document that's legally binding saying,
6 "You have to clean up," and not provide the funding to
7 do that.

8 It's hard to project right now what those
9 requirements are because we haven't even finished going
10 through the FS process. But after we complete the
11 process, we say -- and there's 25 million dollars' worth
12 of requirements that need to get done over a three-year
13 period, because that's when some of the land use
14 requirements, need to be, you know, started, or
15 something like that, then that gets programmed into the
16 budget and -- so that we can time the availability of
17 the funds with the re-use requirements and get the
18 cleanup done in time for that.

19 PETER O'HARA: But if the re-use requirements
20 are accelerated because of the financial -- financial
21 self-sufficiency issue, will the availability of funds
22 from the Department of Defense be available for the
23 Trust's -- to meet the Trust's needs?

24 DAVID WILKINS: Well, I can't answer that for
25 certain. I can only say that I think every effort will

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1 be made to ensure that that happens. You know, I don't
2 know what "accelerated" means. Would that mean that all
3 of the work would have to be done within 12 months of
4 the basewide ROD being signed, or would something more
5 realistic like that occurring over a two- to three-year
6 period happen? It all depends on what you mean by
7 "acceleration".

8 PETER O'HARA: I'm assuming that the Trust is
9 going to hit the ground with both feet running.

10 DAVID WILKINS: Right.

11 PETER O'HARA: And because they've got a time
12 crunch in which to meet the self-sufficiency and to the
13 extent that they have to get buildings ready for
14 occupancy, make the capital investment, my guess is that
15 they're going to be doing that sooner rather than later.
16 So that buildings will be available for a lease as soon
17 as possible.

18 And to the extent that there is cleanup that
19 needs to be done, you can't start even speculating a
20 build-out without taking that into consideration up
21 front.

22 So knowing nothing about the plans of the Trust,
23 I can only speculate as to what they are going to be
24 doing, and readying these properties for lease as soon
25 as possible would -- I would assume be their first goal.

CLARK REPORTING (510) 486-0700 59

1 And I'm -- that's what prompts my question.

2 DAVID WILKINS: Well, I agree with your
3 assumption. And I can only say that Department of the
4 Army is going to make every effort to make available
5 whatever funds are necessary to implement the ROD on
6 whatever schedule is developed by the BCT here at the
7 installation.

8 But as John mentioned, you know, with the
9 Trust's emphasis on the use of the buildings, the issues
10 with the buildings have predominantly been settled. And
11 so I don't see that there is a major issue with regard
12 to that. Some of the areas adjacent to the buildings
13 that may impact their ability to lease, certainly those
14 would be high priority when it comes to scheduling what
15 sites that come out of the basewide ROD needs to be
16 addressed first.

17 PETER O'HARA: Thank you.

18 DAVID WILKINS: But I think that commitment is
19 honestly there, you know. But like anything, there
20 could be some, you know, difficulties in getting the
21 funds exactly in time or something like that as there
22 always can be. But the commitment to complete the job
23 there, and I think with the nature of this project,
24 that every effort is going to be made to fully fund the
25 requirements to implement the ROD.

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1 PETER O'HARA: Thank you.

2 DOUG KERN: My question is my preliminary
3 analysis of the feasibility study shows 20 million
4 dollars approximately discounted cost for the cleanup.
5 Army's preferred alternatives, some 36 million dollars
6 in full cost.

7 Of that cost, there's 1.5 million in actual,
8 direct cleanup cost. 1.5 million out of 36 million is
9 actual cleanup. Of the 1.5 million, I see \$400,000 for
10 dirt cap on top of landfill E and \$100,000 spent on
11 basically the paperwork to do the institutional
12 controls.

13 So my question is, do we have one million
14 dollars in other cleanup activities besides the soil
15 cover and the institutional control paperwork out of
16 36 million dollars? Why has the Army decided to go
17 towards such an emphasis of little actual cleanup versus
18 monitoring. The balance of it is monitoring costs,
19 monitoring in five-year reviews.

20 JOHN BUCK: Well, in my view, what we did is
21 carefully reviewed the data, the threats represented by
22 the constituents found at those representative sites.
23 Considering all the viable alternatives, we believe
24 these are the most appropriate -- this is the most
25 appropriate course of action to take at those locations.

1 That many of them do not warrant an active actual
2 removal of contaminants due to very low risk. So we
3 think -- basically what we proposed is the most prudent
4 course of action. And we think it's a responsible
5 approach to what we believe are the real threats at the
6 Presidio.

7 DOUG KERN: With the resolution that the
8 Restoration Advisory Board passed, trying to give some
9 comment or advice to the Army about the disposition of
10 the landfills, for example, and we were reminded a few
11 times at various RAB meetings that, "Well, you don't
12 really need to, you know, make this comment. Wait and
13 see." And as it turns out, in fact, there's very little
14 remediation of the landfills. Was the resolution and
15 any of that advice given the Army actually considered in
16 your final proposal?

17 JOHN BUCK: I think we did look at those -- that
18 resolution. We had included costs for total excavation
19 in, I think, four of the locations. Factored that in
20 and maybe without that resolution I don't know if I
21 would have even thought of total excavation as a total
22 or as a pliable remedy. But we did not ignore that. We
23 wanted to look at that. And that was my instruction to
24 the contractor.

25 One thing I want to point out, as far as the

1 really don't represent a significant threat in any
2 fashion.

3 DOUG KERN: So the budget, then, for the total
4 cleanup probably, in your estimation, really isn't the
5 36 million full cost or the 20 million discounted cost;
6 something quite a bit less than that?

7 JOHN BUCK: Well, I anticipate, at least from
8 the standpoint of monitoring, that that component would
9 be less than probably what we've actually projected.

10 DOUG KERN: Okay.

11 DAVID WILKINS: I would like to add something.

12 I think it's important when you looking at the
13 landfills and in due consideration to the resolution
14 which you submitted that you have to look at the
15 rationale that's presented in the feasibility study and
16 tie that together with what's coming out of these annual
17 monitoring reports which the state looks at.

18 And there's kind of a group of folks that have
19 been looking at the groundwater monitoring program and
20 looking at all of these landfill sites, in particular
21 looking at the groundwater. What's the risks there?
22 What's the threat to human health? What's the threat to
23 the environment?

24 And these folks have looked at these -- all of
25 the data that's been coming back on a quarterly basis

1 landfills in particular, you know, we do have what
2 looked like various significant long-term monitoring
3 costs associated with a lot of those.

4 As a matter of fact, we're in a continuing
5 effort to refine the groundwater monitoring programs of
6 those landfills and, in fact, a working group looks at
7 that repeatedly recently with both regulatory and the
8 Park Service input. And now there's recommendation to
9 actually significantly decrease the scope of monitoring
10 based on the results that we've had to this point.

11 At some places they're still going to be doing
12 quarterly monitoring to make sure we have a complete set
13 of data. But in almost every case they're recommending
14 a significant cutback in the actual monitoring program
15 as it is. So what you see there is probably
16 significantly overstated as far as the cost of the
17 monitoring program.

18 I just wanted to bring that -- make you aware of
19 that. I don't believe that monitoring report is out.
20 Yet certainly it will be in the near future.

21 And, again, it's recommending cutback from a
22 quarterly to an annual basis, frequently cutting back
23 the number of wells that are going to be sampled and the
24 type of parameters. So there's already recognition
25 after analyzing the data that most of these landfills

1 for a large number of chemicals that they've been
2 analyzing for. And the detections they've been getting
3 have been very small in most cases. And they've been --
4 they've been so low in many cases that decisions have
5 been made to reduce the frequency of the monitoring from
6 quarterly to annual and also to reduce the number
7 analyzing. And this is the state regulators in looking
8 at this.

9 So their analysis of the risk of these sites
10 isn't what you may believe that it was based on your
11 position or your understanding of facts as you prepared
12 your resolution.

13 So I think it's important to go back and review
14 that rationale, maybe, again and take a look at some of
15 the annual monitoring reports to look at some of the
16 discussion in there as to why decisions were made to --
17 and recommendations were made, rather, to change how
18 we're going to do that monitoring. Because the risk
19 just isn't there.

20 BRIAN ULLENSVANG: May I add one thing?

21 I go to those meetings, talking about making the
22 quarterly monitoring more cost-effective.

23 At least from my point of view, I'm not looking
24 at the risks the site poses for that monitoring. We're
25 looking at ways to be more efficient in actual

1 performance of the monitoring.

2 And I'm not aware -- and I can only speak from
3 the Park Service's point of view -- that we are not
4 looking at the risks posed by the site in analyzing the
5 monitoring. So I don't think that that's discerned by
6 all the group members of that group.

7 DOUG KERN: I think there were other points
8 raised about the landfills.

9 Landfill 4, for example, happens to be near a
10 Boy Scout camp. I think that it would be very difficult
11 to develop a camp site on the top of that landfill the
12 way it stands. I think there are land-use restrictions
13 proposed for that site.

14 I think there would be land-use restrictions
15 posed for all the different fill sites which severely
16 limits the potential re-use for various parts of the
17 Presidio.

18 So there -- what is the cost? When we talk
19 about costs, what's the cost of limiting the re-use? I
20 think that's something that people need to consider to
21 the park and to the fiscal liability of the park.

22 So I think there's also question of risk. The
23 way that the feasibility study is laid out, human health
24 is only the top six inches of the soil. So how long
25 will that be the case? You're going to put a soil cover

1 on top of that, compact it down. How long will that
2 last? You'll have these five-year reviews, presumably,
3 to look at it.

4 My feeling about that is it's limiting the
5 future use of that area given the plans that have been
6 already presented for restoration of Tennessee Hollow,
7 for example.

8 But that's not really a question. It's a
9 comment. Perhaps other folks have questions. I don't
10 know if you have follow-up. We should go around the
11 room in that direction.

12 Let's see if anyone -- oh, yes. Matt. Sorry.

13 MATTHEW FOTTLER: The RI illustrates extremely
14 high levels of cadmium in around 923, approximately 10
15 times the level of USCPA regulations. And I was just
16 curious as to why 923 through 935 were separated out
17 into an EE/CA remedial action plan that says it's in
18 preparation. And --

19 JOHN BUCK: Well, okay. Actually, we had that
20 public meeting on that site this morning -- sorry. Not
21 this morning. It's a long day -- just before.

22 MATTHEW FOTTLER: Right.

23 JOHN BUCK: Why it was separated out was an
24 attempt to accelerate some cleanups to facilitate the
25 re-use of Crissy Field. So we looked for opportunities

1 where we thought there might be sites that would lend
2 themselves to cleanups. So that -- that's the rationale
3 why we rated it out.

4 As far as the actual level of cadmium, Barbara,
5 do you recall for 923, is that part of the hot spot?

6 BARBARA COUGHLIN: 923? I know it was
7 considered in the EE/CA human health risk. EE/CA risks
8 are probably going to be refined and most likely there
9 will be some cleanup for cadmium. I think --

10 BRIAN ULLENSVANG: There's no cadmium cleanup
11 proposed for 923.

12 BARBARA COUGHLIN: Okay. That's 640 that I'm
13 thinking of.

14 BRIAN ULLENSVANG: There's no cadmium cleanup
15 proposed for any --

16 BARBARA COUGHLIN: I'm saying we're likely to
17 refine and change it based on the conversation we had
18 yesterday.

19 BRIAN ULLENSVANG: Okay.

20 DOUG KERN: Is that it, Matt?

21 MATTHEW FOTTLER: Yeah, I'm just curious as to
22 why it's not addressed as an issue.

23 BARBARA COUGHLIN: It is addressed. If you read
24 the document, we do discuss it.

25 The Army and the Park Service has had some

1 disagreement on how to determine cleanup levels. We're
2 working on that. It has been discussed. It will be
3 readdressed when we do the RAP. And we are working on
4 that to try to resolve our differences. But we did not
5 dismiss it. It is discussed in the document.

6 MATTHEW FOTTLER: All right.

7 DOUG KERN: Is that it, Matt?

8 MATTHEW FOTTLER: Yes, thanks.

9 DOUG KERN: Let's go around the room.

10 REBECCA JEHOEK: I'm just curious. It's five
11 to 10:00. And the deposition of the rest of the agenda?

12 DOUG KERN: The rest of the agenda is going to
13 be the budget and the RPM meeting. But let me just take
14 inventory, then, of how many people have questions
15 around this side of the room.

16 JANE BERNARD-POWERS: I have questions about the
17 landfill design and the filters. I'm still unclear
18 about the ecological risk in those areas. It just isn't
19 clear to me.

20 DOUG KERN: Well, what is the pleasure of the
21 committee? Do we want to extend the time this evening
22 or end at 10:00?

23 LEANN LAHREN: How long is the budget
24 presentation?

25 DOUG KERN: How long is the budget presentation?

1 DAVID WILKINS: One second.
2 LEANN LAHREN: That doesn't sound good.
3 DOUG KERN: Well, since I see one question here,
4 why don't we deal with that question and then just try
5 to wrap up the meeting? Does that work for everybody?
6 Go ahead, Jane, with your question.
7 JANE BERNARD-POWERS: When I came to this RAB
8 board, the former co-chair -- community co-chair was --
9 did a lot of talking about ecological risk. And she
10 served the role, took the wheel of raising everybody's
11 consciousness about the issue.
12 And in reading through the remediation for
13 landfill 2, I am left with the question about how is the
14 ecological risk actually being addressed? And that
15 question is not, "What does it say on the paper"; the
16 question is, "how does the ecological risk actually" --
17 "how will that work out? How will the birds and the
18 animals that sort of walk across that area" -- I know
19 somebody else brought that up tonight, but I'm still
20 left with the question. I can't picture with how taking
21 a block of soil out that is actually in that area --
22 JOHN BUCK: Well, I think the --
23 JANE BERNARD-POWERS: Part of that has to do
24 with groundwater, too. Because apparently groundwater
25 is not a problem; is that right?

1 where we're going to actively remove soils, we have what
2 we call our verification sampling. In other words,
3 we're take samples out.
4 JANE BERNARD-POWERS: Testing.
5 JOHN BUCK: Right. Almost in a grape pattern
6 until you know your defined limits. And you yank the
7 stuff out, haul it off-site. And after that process
8 take confirmation samples that you got everything you
9 needed to get. So it's a pretty exhaustive process that
10 once you've decided to go to someplace, that you have
11 gotten the stuff that you need to get.
12 JANE BERNARD-POWERS: Well, I guess -- let me
13 come back around. If Roberta were sitting here -- it
14 was Roberta, wasn't it?
15 ROMY FUENTES: Jan you mean, Jan Baxter?
16 JANE BERNARD-POWERS: Jan Baxter.
17 If Jan were sitting here -- because she was
18 always raising a question; she was always very concerned
19 about the risks associated and felt as though it wasn't
20 being addressed -- what would her criticism be of your
21 remediation treatment?
22 JOHN BUCK: I'd say she'd love it.
23 No, I mean, I don't know what to say what she
24 would say. I can only speculate, "Take more samples."
25 DOUG KERN: Joanne, did you have something to

1 JOHN BUCK: The intent of the recommendation for
2 hot spot excavation and off-site disposal for landfill 2
3 was to target the areas that presented a threat either
4 to human health or the environment. So by removing a
5 hot spot, so to speak, you are removing the threat. So
6 that's how we are addressed -- unless I'm
7 misunderstanding, perhaps, your concern.
8 JANE BERNARD-POWERS: It's both concern and it's
9 literally a question, the interpretation of what's
10 described there. So that you go down six inches, is
11 that right, to do this?
12 JOHN BUCK: Off the top of my head, I'm not sure
13 what we're proposing. I think we're actually proposing
14 to go down two feet.
15 JANE BERNARD-POWERS: So you mark out a big
16 block?
17 JOHN BUCK: So we target the area that
18 represents a threat based upon the ecological of the
19 human health. We would excavate that area and backfill
20 it with clean soil. So you would be removing the
21 contaminants that are causing that threat.
22 JANE BERNARD-POWERS: How do you decide -- where
23 do you do the testing that decides where it stops, like
24 where you --
25 JOHN BUCK: Part of a component of any place

1 say?
2 JOANNE CHOW-WINSHIP: Well, I'm new to this.
3 I'm new to this. So I have to admit that I have not
4 been able to read every line of all these documents to
5 understand the process of how you put this together.
6 I've gotten some idea. It's very -- some ways very
7 orderly for you to give us this information, but it's
8 very difficult for me to understand how -- essentially
9 how decisions were made.
10 I just tried to, as an example, understand this
11 by taking a site. And one of the sites I chose said
12 that there was going to be no action. And essentially
13 there's a price tag of about 1.1 million dollars to take
14 no action. And that's the Battery Howe-Wagner area.
15 And I had to go through, you know, flipping
16 through various chapters and various documents to try to
17 piece this together. I, again, apologize if I've missed
18 stuff.
19 But essentially it says that there are, I guess,
20 toxics there; there are cancer risks. And the decisions
21 that were made were to take no action. And some of the
22 disadvantages you -- the way you -- or the way the
23 report puts these things as advantages and
24 disadvantages. The disadvantages being that there's
25 going to be no reduction and there's going to be no

1 permanent treatment.

2 How do you make these decisions, you know, given
3 the fact that no action has been taken and yet things
4 still remaining there?

5 JOHN BUCK: I think we have for Battery
6 Howe-Wagner two components: soils and groundwater.

7 JOANNE CHOW-WINSHIP: Right. In both cases.

8 JOHN BUCK: For the groundwater we're proposing
9 institutional controls. That would be monitoring and --

10 JOANNE CHOW-WINSHIP: Just restricting use of
11 groundwater?

12 JOHN BUCK: From a drinking water perspective,
13 correct. So you would eliminate the threat of any
14 contact with that water.

15 JOANNE CHOW-WINSHIP: How are you doing that?
16 By saying --

17 JOHN BUCK: By institutional controls.

18 JOANNE CHOW-WINSHIP: Which is?

19 JOHN BUCK: Preventing the installation of
20 monitoring wells for drinking.

21 And, again, we use the General Management Plan
22 basically as our guide as to what was envisioned for
23 that area. There's nothing in the General Management
24 Plan calling for putting water -- well supply -- water
25 supply wells in that location. It's a location where

1 JOHN BUCK: Well, it will be at the site. But,
2 again, using the General Management Plan, there's no
3 plans for using groundwater for drinking water at any of
4 those locations. The drinking water source at the
5 Presidio is Lobos Creek, which is over -- the drinking
6 water by the other side of the --

7 ROBERTA BLANK: The General Management Plan
8 doesn't really deal with groundwater.

9 JOHN BUCK: It does say in there that it does
10 not intend to use groundwater for drinking water. It's
11 clearly mentioned in there.

12 ROBERTA BLANK: Well, when I was looking at this
13 issue early on, I think when they wrote the plan they
14 didn't intend to foreclose the options of useability of
15 the groundwater. That's why we have these arguments
16 about the FPALDR, the beneficial use designations for
17 the FPALDR.

18 I don't think the General Management Plan is
19 intended to be a drinking water supply in the plan so
20 much as a more general land use plan. It's just -- it's
21 a pretty broad interpretation of it to say that it
22 actually doesn't need certain areas, does not need a
23 able water supply.

24 JOHN BUCK: Well, all I can do is take it at its
25 value. I'm told we're supposed to use that as our guide

1 really there's not much in the way of groundwater as it
2 stands. Due to its location and so forth, it just is
3 not an area where there is a lot of groundwater present.

4 So given the low likelihood of use of that
5 water, the lack of water in general and so forth, we
6 determined, in our view, that that's the most
7 appropriate remedy; is to just monitor it but ensure
8 nothing additional comes down the line. But that active
9 pumping and treating and so forth of that groundwater is
10 not really appropriate or warranted.

11 JOANNE CHOW-WINSHIP: Where does that
12 groundwater go? I mean, that's a residential area.
13 You're saying that it --

14 JOHN BUCK: It probably eventually migrates down
15 into an area down near -- I'm trying to think of the
16 pathway -- from Battery Howe-Wagner --

17 BRIAN ULLENSVANG: It would go down to the area
18 where the stables are and out toward Crissy Field and
19 the bay.

20 Would you agree with that, John?

21 JOHN BUCK: I think that's probably the pathway
22 that it would most likely will follow.

23 JOANNE CHOW-WINSHIP: So when we're talking
24 about institutional controls, you're keeping access
25 water at that end or up near residential areas?

1 for re-use.

2 ROBERTA BLANK: I think it more says it intends
3 to use Lobos Creek as a drinking water supply. Then it
4 says it doesn't intend to ever use any other water as a
5 water supply.

6 SAUL BLOOM: But I think this disagreement here
7 really speaks to some of the problems that we're seeing
8 in a number of sites, just as Roberta is raising up.

9 I mean, this point, which is extremely well
10 taken, Bob mentioned -- sort of alluded to that point --
11 actually, spoke directly to that point earlier -- which
12 is that for many of these entities, and I presume the
13 same for the Park Service, these general management
14 plans are jumping-off points. These are not
15 carved-in-stone plans about how the overall approach is
16 going to happen. There's a wide flexibility within the
17 general topics.

18 Now, I appreciate from the Army's point of view
19 that you need something to sort of peg a cleanup plan
20 to. But by the same token, I think Roberta's point
21 about flexibility about the fact that -- and I agree
22 with her reading about the General Management Plan --
23 because my recollection is that it basically said more
24 to the point that, you know, Lobos Creek was going to be
25 the source rather than discounting other sources. But

1 I'm going to go ahead and check my facts as well.

2 But I think we get into a dangerous part of the
3 remediation process when we presume that because the
4 management plan says one thing or another, that that is
5 the carved-in-stone reality when in fact all of this
6 stuff is negotiated in fact.

7 Even when we talk about industrial versus
8 residential levels of cleanups, there are wide varieties
9 of different types of levels of cleanups that can happen
10 in different categories.

11 So I think our concern would be that there be
12 sufficient flexibility within the plan to assure that if
13 there were beneficial uses to groundwater originating
14 from rains that came down atop Battery Howe-Wagner and
15 rolled downhill or something that, that might be
16 something that the Army would be considering in terms of
17 using better levels of cleanup.

18 And I think from the City of San Francisco's
19 point of view, historically everybody complained with
20 about the Army leaving because it helped us with the
21 earthquake almost 100 years ago. But I think part of
22 the big and important role was the role of the water
23 supply played here as well.

24 ROBERTA BLANK: A point about that is that the
25 Park Service does not designate beneficial uses of

1 groundwater. The state designates beneficial uses of
2 groundwater in the base of the plan. And the General
3 Management Plan is -- that's not its purpose is to
4 designate beneficial uses of groundwater. That's a
5 regulatory function.

6 ROGER HENDERSON: The state can also, though,
7 talk about probable uses of groundwater. So the
8 state -- from the State Water Board's point of view,
9 they designate use from 50,000 feet up that says, "This
10 area here can be beneficially used or can't be
11 beneficially used."

12 When you get to the micro which would be Battery
13 Howe-Wagner or Lobos Creek, then you got to start to
14 think logically, "Is this area going to be probably used
15 or not?"

16 The FPALDR, the thing that we generate, the Army
17 generates, was an intent to say, "Where are the really
18 good areas where if the Park Service really needed water
19 they would go?" And we found those areas, and Lobos
20 Creek is obviously one of them.

21 There's other areas, too, like the northwestern
22 section. So when we did the FPALDR, those were
23 designated as probable drinking water sources.

24 There are other areas that, yes, you could find
25 groundwater and you could conceivably put in a well,

1 maybe. But is it going to sustain a yield that's going
2 to make any difference in a drought? Probably not.

3 You have to start looking at probable uses. And
4 the board is doing this. This is not an alien concept
5 at all. And that's what we're attempting to do is, just
6 say, well, because they sat up there at 50,000 feet and
7 designated the entire area as a beneficial use, highest
8 best use of drinking water use. The board is even
9 realizing that you can't do this anymore. You just
10 can't. You've got to start looking at what is there.
11 You have other areas that are primarian that is unique
12 to put your resources and your money and your energies
13 into. And you do that first.

14 DOUG KERN: I've got to move the agenda.

15 Thanks, Roger.

16 Louis, you had a question?

17 LOUIS ROSENBAUM: Well, actually I had a comment
18 that Roger touched on at the end.

19 And I think the problem here tonight, listening
20 to this and working in the industry, is that there's
21 been a change in mind-set in the last 10 years of how
22 you look at remediation. 10 years ago and further when
23 all the laws were passed in '95, the idea was you find
24 the contaminant and get rid of it kind of like a
25 malignant cancer. Everybody gets diagnosed with cancer.

1 You want it to go away. You take it out.

2 Well, now what's changed is risk assessment.

3 How is it going to affect you? If it's not going to
4 affect you, leave it there. And that's the concern. So
5 people on this side like Joan look at something and see
6 "contaminant" and say, "Why the hell aren't we getting
7 rid of this?" These folks over here are saying, "Well,
8 it's not going to hurt you."

9 How we sort that out is how this is going to be
10 settled. But there's been a real mind-set change in the
11 last 20 years when the laws were made.

12 And the regulators, as Romy can tell us, are
13 looking at all these sites much differently in the past
14 five years. You don't have to take everything out
15 anymore. And that's changed. And we as citizens -- I
16 mean, there wasn't a headline news article said that,
17 "Hey, you ought to take this out anymore."

18 So I think that's maybe why we're talking two
19 different languages here.

20 And it is a fact, of course, there isn't enough
21 money this planet to clean up everything that needs to
22 be cleaned up. And there's hard choices that have to be
23 made. And part of what happened in the '80s is that
24 people chased meaningless cleanups and spent thousands
25 of -- millions of dollars, and now we're left with less

1 resources and harder decisions.

2 DOUG KERN: Thanks. Thanks everyone for your
3 questions and to the Army for your responses. Why don't
4 try to go quickly this one-second budget item, and
5 then we'll wrap this up.

6 DAVID WILKINS: I mentioned today at the RPM
7 meeting that we're going through the process of
8 developing the Cost-To-Complete, which is the projected
9 cost to complete the cleanup here at the Presidio.

10 Primarily what that means is that the work plan
11 for costs from FY-98 through FY-04 need to reflect what
12 those costs would be. So at this moment, as we're
13 compiling that information, we're basing that on what is
14 in the feasibility study. And I invited anybody who
15 wanted to participate in that they're welcome to do
16 that.

17 This afternoon in working with John -- because
18 the Army Environmental Center is the proponent for
19 developing the cost to complete for the Army -- we went
20 through that process. So the next step in the process
21 is to actually have that Cost-To-Complete put into the
22 program which generates the costs by site. And then
23 based on that information, a revised work plan for the
24 Presidio would be generated. So I think that's probably
25 going to take, what, another month, John, before we get

1 So I imagine as we go through this exercise with
2 folks that want to participate in that, you know, those
3 numbers can be refined. Especially, you know, as we go
4 through finalizing remedies and things like that for the
5 feasibility study.

6 So that's the point of trying to keep folks in
7 the loop should they desire to as we develop these
8 Cost-To-Complete numbers.

9 SAUL BLOOM: So you'll be able to enter into new
10 obligations and that sort of thing as they come up? As
11 you see the work plans necessary, you have sufficient
12 funding to do that?

13 Because I know that EFA-West is telling us that
14 Navy bases in the region will be receiving 70 percent of
15 their requests. And now we're being told that BRAC 95
16 Installations and actually BRAC 93 Installations are
17 receiving cuts and that monies are going to be utilized.
18 And if there's any monies utilized that's going to be on
19 an accelerated basis apportionment, this is one of them.

20 But I wanted to know if you had heard anything
21 like that.

22 DAVID WILKINS: We're all subject to that, too.

23 One of the things that happens in the
24 Cost-To-Complete is that we're given constraints.
25 There's about a four-year window up through the year

1 that?

2 JOHN BUCK: Yeah.

3 DAVID WILKINS: So what we're going to do at
4 that point is we can have a meeting -- well, first we
5 will submit documents to the folks look at. And we'll
6 have a meeting so that I can explain what it is you're
7 looking at, and folks can have some time to look at it.
8 And we reconvene, refine it, update the costs. If you
9 have some concerns, we can look at that. But that's yet
10 to happen in the future. The first step is to get the
11 costs generated in the Cost-To-Complete program. So
12 that's that on the budget.

13 SAUL BLOOM: David, a number of military bases
14 under the Navy command in the area are experiencing some
15 cutbacks this year as a result of funds going elsewhere.
16 Is the Presidio going to be affected by this at all?

17 DAVID WILKINS: No, not from cutbacks. I mean,
18 the way things are going now, the opposite of cutbacks I
19 think, as I mentioned earlier, with the type of
20 attention here with the Trust now being formed and
21 looking at what's in the feasibility study.

22 For example, we've added almost 20 sites to the
23 work plan that weren't in there last fall because
24 they're sites that came about through the RI and the
25 feasibility process.

1 2000. When we've been actually been given projections
2 of what the appropriations would be down to the
3 Installations level.

4 Between last fall and up until now we were told
5 to constrain our costs within those budget years into
6 those appropriate amounts, and anything that was above
7 that, to move it to the outyears; in other words, 2001
8 and beyond.

9 The same thing has happened with the Navy and
10 the Air Force.

11 But the point I'm bringing up is, I think what
12 DOD is going to do is, they're going to look at all the
13 sites in the Bay Area or something like that, and they
14 may say, "Well, at this site they may not do anything
15 for 10 years. But at the Presidio, they need to do
16 something in three years. So let's funnel some extra
17 money in the Presidio," or something like that and,
18 worry about this other stuff which doesn't have to have
19 stuff done for 10 years because some of the re-use
20 plans. I think that type of scrutiny is taking place at
21 the DOD level. I mean, that's what they're supposed to
22 be looking at anyway

23 SAUL BLOOM: Have they given you an indication
24 where the funding source is going to be in the outyears
25 at this point?

1 DAVID WILKINS: Only that it's still going to be
2 BRAC. But they don't know what form that that BRAC is
3 going to take, if it's going to be similar to what's
4 been done through the fiscal year defense appropriation
5 plans or is it going to be some other type of
6 appropriation mechanism. But the intent is that it will
7 still be BRAC not DERA because BRAC has more flexibility
8 than DERA.

9 DOUG KERN: We really need to kind of wind this
10 meeting up. I'm seeing people getting ready to keel
11 over.

12 I do appreciate that you would stay the extra
13 time and all the other questions that people ask.

14 I'll get an e-mail out on this Item 7. We have
15 one action item the letter of the Trust. We'll get
16 something out on that. Get your August agenda items to
17 me.

18 And with that, we're adjourned. Thank you.

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THE RESTORATION ADVISORY BOARD MEETING

CERTIFIED COPY

TUESDAY, AUGUST 12, 1997

HELD AT

FORT MASON G.G.N.R.A. HEADQUARTERS

SAN FRANCISCO, CALIFORNIA

7:00 P.M.

REPORTER'S TRANSCRIPT OF PROCEEDINGS

BY: ELIZABETH VALSTAD

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RESTORATION ADVISORY BOARD MEETING

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FACILITATOR KERN: Good evening.

This is the regularly scheduled meeting of the Presidio Restoration Advisory Board. The purpose of these meetings is for the Army and their contractors to bring their cleanup plans to a public forum, and for the public to exchange ideas with the Army, and give comments on those documents.

I'd like to welcome everyone here tonight, particularly, members of the public, and all the RAB members who are here tonight. Are there any announcements before we begin? All right, my usual question, is there any Old Business? So we're ready to move onto Committee Reports.

BOARDMEMBER YOUNGKIN: At the RAB committee meeting we discussed the feasibility issue. Our next meeting will be on August 26th, and we'll also be discussing feasibility issues, and that's about it.

FACILITATOR KERN: Other comments? All right, I've been requested to remove Item 5.A, it is off the agenda. If anybody has any questions about that agenda item, you might ask David.

Seeing no questions, Item 5.B, and that's
RESTORATION ADVISORY BOARD MEETING

RESTORATION ADVISORY BOARDMEMBERS:

(COMMUNITY AND TECHNICAL)

3 THOMAS APPLING

4 ROBERTA BLANK

5 MATTHEW FOTTLER

6 ROMY FUENTES

7 ARLEEN GEMMIL

8 BRUCE HANDEL

9 ROGER HENDERSON

10 DOUG KERN

11 LEEANN LAHREN

12 ANDREW LOLLI

13 BRUCE MCKLERoy

14 JAN MONAGHAN

15 PETER O'HARA

16 JANE POWERS

17 LOUIS ROSENBAUM

18 WESLEY SKOW

19 BRIAN ULLENSVANG

20 MARTHA WALTERS

21 DAVID WILKINS

22 JOANNE WINSHIP

23 MICHAEL WORK

24 MARK YOUNGKIN

25

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1 with Barbara, on the Feasibility Study.

MS. COUGHLIN: I'm just going to give a brief overview of the Feasibility Study and chosen alternatives, and I'll open up the floor for comments and questions.

First, the purpose of this Feasibility Study is to evaluate the remedial alternatives for addressing environmental contamination at the Presidio that may present a threat. And we do this by screening sites into the Feasibility Study, first from the risk assessment that was performed, and the RI. And also, we look at the ARARs, and the landfill procedures for the landfill and fill sites, and any other applicable ARARs. After the screening, we develop a number of remedial alternatives.

In this FS, what we did, we had grouped the FS into sites depending on the type of contamination, and so there's Group 1 and Group 2; there's a total of six groups. And then we compared the alternatives and we screened them against the nine criteria set for the CERCLA, and we screen again for the state and community acceptance criteria. And they are evaluated in the responsive summary and will be included in the RAP

RESTORATION ADVISORY BOARD MEETING

1 document. This is just a summary of how the sites
2 were broken up, based on their contaminants of
3 concern.

4 We have Group 1, which are the inorganics in
5 soil, and you'll see this grouping throughout the
6 document as you read it.

7 Group 2 or Disturbed Area 1a, which have both
8 organic and inorganic, the land sites and the fill
9 sites. And some of these sites do not present a
10 risk to human health or the environment, but
11 they're included in the document because of the
12 landfill closure requirements.

13 And then Group 5 and 6 deal with the
14 groundwater and the surface water. And you'll see
15 the range of alternatives for these sites.

16 For the Group 1, inorganic soil, we have
17 developed six alternatives. The first one being
18 the no action alternative, which is required by
19 CERCLA, so you can have a baseline for comparing
20 the other alternatives. And the no action
21 alternative may also include the five-year site
22 reviews. We have institutional controls which may
23 include controls to prevent residential land use or
24 intrusive digging in the area.

25 Alternative 3 is soil cover and institutional
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7

1 the eco risk. It didn't show a significant eco
2 risk, so we're going to excavate the contaminated
3 area.

4 Then Baker Beach, Disturbed Area 3. We're
5 proposing no action, because we feel that if we had
6 to go in and remove the contamination by
7 excavation, we would just do more damage to the
8 environment there, we would disturb the sensitive
9 habitat, and our cure would be worse than the
10 disease at that site. And also, we have to be
11 concerned about the workers' health and safety,
12 because at the Baker Beach area you have very steep
13 slopes and it would be dangerous for the workers to
14 be roaming around the sites.

15 And Battery Howe/Wagner, we had contamination
16 at one site and it didn't present a significant
17 human health or eco threat. And also, when we went
18 back and reevaluated the one sample. We saw that
19 the sample contained significant amounts of
20 serpentinite, so we looked at the COCs versus the
21 ambient levels for serpentinite, and they were
22 below ambient.

23 For Group 2, which are the organics in soil,
24 we have a similar, one through four, of the same
25 alternatives as proposed for Group 1. And then

RESTORATION ADVISORY BOARD MEETING

1 controls, and, in this case, the institutional
2 controls are there to prevent people from digging
3 and disturbing the soil cover, which would prevent
4 the effectiveness of having the soil cover.

5 Alternative 4 is excavation and off-site
6 disposal where we just dig up the contamination and
7 dispose of it in a landfill off site.

8 Alternative 5 and 6 is excavation of soil
9 washing, and off-site disposal of residuals, the
10 excavation and solidification/stabilization of
11 off-site disposal. And we included these two
12 alternatives because under the CERCLA process, and
13 also the state regulation, alternatives which
14 provide treatment to review the toxicity and volume
15 of contaminants are given preferential ranking if
16 they meet the other criteria.

17 So for the Group 1 sites, we have the
18 recommended alternative and their estimated costs
19 listed here. For the proposed wetlands restoration
20 area, the recommended alternative is, no action.
21 And this is because the human health risk for this
22 site is 9.9/10 to the minus 7, which is below the
23 risk range where we have to consider action. And
24 under the CERCLA process that range is 10 to the
25 minus 6 to 10 to the minus 4 for a cancer risk, and

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8

1 Alternative 5 and 6 are slightly different
2 because of the treatment, soil washing and thermal
3 treatment. Treating an organic contaminant you
4 need a different treatment process.

5 And then when we look at these sites we have
6 the proposed alternative, the recommended
7 alternatives for East of Mason. This is a site
8 where we have DDT and DDE in one sample which shows
9 a risk. So we're proposing to excavate and dispose
10 of that off site at a landfill.

11 And with Baker Beach Disturbed Area 1a and
12 Area 2, we are showing some environmental and human
13 health risks, but we feel that the danger to the
14 environment by digging it up will destroy a
15 sensitive habitat, and also, because of the steep
16 slopes in that area we're likely to endanger the
17 health and safety of our workers. So we had to
18 consider that in our alternative when we proposed
19 the no action alternative.

20 And it should be noted that with no action
21 alternatives, we do involve seismic site reviews,
22 so if we come back and we see there is really a
23 risk that needs to be corrected, that will be done
24 in the future.

25 The Group 3 sites are sites that have both
RESTORATION ADVISORY BOARD MEETING

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9

1 organic and inorganic contamination. And, as you
2 can see, the first four alternatives are the same
the other two sites. And then Alternative 5 has
4 soil washing which will remove the organic
5 contaminants and then off-site disposal of
6 residuals, which will deal with any inorganics or
7 organics still left in the soil. And Alternative 6
8 includes the thermal treatment and the
9 solidification/stabilization, followed by off-site
10 disposal.

11 And for these sites here, we have two sites.
12 Nike Facility, we're going to excavate the
13 contaminants and dispose of all damaged landfill.
14 And then for Baker Beach Disturbed Area 1,
15 excluding the mounded landfill material area, we
16 have the same concern as the other Baker Beach
17 site, being, destroying the habitat and the
18 workers' safety. And so included in our evaluation
19 of the alternatives we've considered those things,
20 and we decided that the no action alternative is,
21 probably, the best alternative.

22 Now the Group 4 sites include the landfills
23 and the fill sites. And a number of the landfills
24 and fill sites are considered in the Feasibility
25 Study. And here we have, no action, institutional

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11

1 five-year site review.

2 For the groundwater, we have four
3 alternatives. Alternative 1 is for no action.
4 Alternative 2 is institutional controls, so if
5 anyone decides to drill a well they need to treat
6 the water; it doesn't prevent the drilling of the
7 well. Alternative 3 is containment with
8 institutional controls. And then Alternative 4, we
9 would pump out the water, treat it, and dispose of
10 it to the POTW.

11 For all of the groundwater sites we've
12 proposed institutional controls, which would
13 prevent people from drilling wells and drinking the
14 water without treating the water; it needs to be
15 treated. At present, these wells or these sites
16 are not proposed for drilling of drinking water
17 wells.

18 And the estimated costs for the groundwater
19 include 30 years of monitoring, and it's likely
20 that the monitoring will be scaled back due to the
21 fact that the chemistry isn't changing, or DTSC
22 feels that the water no longer poses a threat. The
23 costs for Landfill E are included under the Group 4
24 recommended alternative, and then Battery
25 Howe/Wagner.

RESTORATION ADVISORY BOARD MEETING

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10

1 controls, soil cover with institutional controls,
2 hot spot excavation and off-site disposal, hot spot
3 excavation, soil washing, and off-site disposal of
4 residuals.

5 Around here you can see for Fill Site 1 and
6 Landfill 4, we have institutional controls. And we
7 feel that the contaminants at these sites do not
8 pose an unacceptable human health and eco risk, but
9 we have evaluated the contaminants of concern at
10 these sites. And then Landfill 2, at the Transfer
11 Station, we're going to excavate and dispose of the
12 hot spots.

13 And then Fill Sites, 5, 6 and Graded Area 9,
14 the contaminants of concern do not pose
15 unacceptable risk, so they're having institutional
16 controls. And then Fill Site 7, we're going to
17 have hot spot excavation for the contaminants at
18 that site. And then finally, with Landfill E,
19 we're going to have a soil cover on this for
20 institutional controls, which will prevent people
21 from digging through the soil cover and disturbing
22 the cover. For Baker Beach, it's again the same
23 concerns, that we're going to destroy the habitat
24 by digging it up, and the workers' safety issues.
25 And this Baker Beach mounded area will also have a

RESTORATION ADVISORY BOARD MEETING

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12

1 And then finally, we have of the surface
2 water, which includes no action, institutional
3 controls and surface water treatment. And our
4 recommended alternative is institutional controls,
5 to prevent people from drinking the water without
6 treating it, and also to prevent people from
7 swimming in the water.

8 And that's all, so if there's any questions,
9 the Army side of the room will be happy to answer
10 them.

11 BOARDMEMBER LOLLI: Who determines
12 the estimated cost?

13 MS. COUGHLIN: The consultant who
14 prepared the FS did the estimated cost. We're
15 having IT go back and reevaluate the cost.

16 BOARDMEMBER LOLLI: And how does the
17 estimated cost compare with of the actual cost?

18 MS. COUGHLIN: They're supposed to be
19 within plus or minus -- plus 50 percent, minus 50
20 percent.

21 BOARDMEMBER LOLLI: Plus or minus 50
22 percent?

23 MS. COUGHLIN: That's under CERCLA,
24 it would be within that range.

25 FACILITATOR KERN: Any questions?

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER LAHREN: I was noticing
2 that for the landfills, the institutional control
3 costs are in the million-dollar range. What forms
4 the basis for that?

5 MS. COUGHLIN: They are in the
6 million-dollar range for the groundwater. Landfill
7 E is, like, two million dollars, and that's because
8 there is groundwater monitoring and a soil cover
9 being placed over the landfill.

10 BOARDMEMBER LAHREN: So it would cost
11 approximately a million dollars for that monitoring
12 for 30 years, if it needs to be monitored for that
13 long?

14 MS. COUGHLIN: Right. It should be
15 noted, that on a number of these groundwater sites,
16 the monitoring has started to be scaled back based
17 on comments from the Water Board.

18 BOARDMEMBER LAHREN: I was also
19 curious. For some of them, where the no action
20 alternative was listed, it was 38,000 for the
21 cost. What forms the basis for that?

22 MS. COUGHLIN: That includes the cost
23 for the five-year site reviews and any associated
24 sampling that needs to be done, and writing the
25 reports. There are detailed cost estimates in the

RESTORATION ADVISORY BOARD MEETING

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1 we've got here, planned for Landfill E. We'll have
2 some cross-gradient wells and we'll have some
3 up-gradient. The same with the other landfills,
4 too.

5 BOARDMEMBER WILKINS: It should be
6 noted, also, that as far as the groundwater
7 monitoring is concerned, that the Army is not
8 making these changes in the monitoring program in a
9 vacuum. There's a group of regulators, the Park
10 Service, Water Board, staff and Army consultants
11 that meet, or have been meeting recently on a
12 monthly basis, and they discuss all the issues
13 regarding the Groundwater Monitoring Program.

14 So these decisions are made by taking into
15 consideration all the things that you would
16 consider. I understand, that you are a consultant,
17 you have some consulting experience. So all the
18 factors that are involved with the risk that's
19 involved, the types of constituents that are
20 involved, the frequency that those have been
21 detected throughout the monitoring program, all of
22 these things are discussed.

23 And so decisions are made based on all that
24 information as to whether or not, are we going to
25 continue to monitor for 500 different analytes

RESTORATION ADVISORY BOARD MEETING

1 FS, that lists the basis for all the cost
2 estimates.

3 BOARDMEMBER SKOW: I was curious
4 about the statement that it's expected that some of
5 these landfills -- that monitoring will be scaled
6 back over time. Does that assume that the
7 landfills will establish some sort of equilibrium
8 condition?

9 BOARDMEMBER HENDERSON: Yes.
10 Generally, what happens, what we've been doing, is
11 looking at it every quarter. We start out on a
12 quarterly basis. If we're getting sustained hits
13 of something we'll keep doing it. If it's real
14 sporadic and we're not getting any hits of certain
15 compounds, then we start scaling them back over
16 time. And then over time we'll also go from
17 quarterly to semiannual, and then over time we'll
18 go from semiannual to annual.

19 BOARDMEMBER SKOW: And all these
20 monitoring locations are in locations where you
21 would expect to see something, or you think you're
22 going to see something?

23 BOARDMEMBER HENDERSON: For instance,
24 in the Landfill E area, we've got wells that are
25 down gradient. We actually do the action that

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 every quarter, or do we need to scale this back
2 based on the trends that we've been seeing for the
3 last two years, or however long.

4 BOARDMEMBER SKOW: I just wanted to
5 make sure that the monitoring that was being done
6 was providing -- that we were in a state of
7 equilibrium, so that we weren't stopping monitoring
8 today when the problem may not show up for 10
9 years, or some period of time in the future. And I
10 was just questioning whether that was considered.

11 Are any of the landfills at which
12 institutional controls are proposed within the
13 Lobos Creek watershed?

14 BOARDMEMBER WILKINS: No.

15 FACILITATOR KERN: If you called
16 Graded Area 9 a landfill, that would be in the
17 Lobos Creek watershed.

18 BOARDMEMBER SKOW: Is Mountain Lake
19 in that watershed?

20 BOARDMEMBER HENDERSON: Yeah, I think
21 it is, I think it's on the east end.

22 BOARDMEMBER WILKINS: In the Lobos
23 Creek groundwater basin, all of those areas are
24 within that basin, within the Lobos Creek area. I
25 don't believe that's the case. I mean, we have to

RESTORATION ADVISORY BOARD MEETING

1 double-check on the map to see. We were actually
2 looking at that earlier today.

BOARDMEMBER SKOW: I was just
interested, because I think the General Management
5 Plan calls for using that watershed.

BOARDMEMBER WILKINS: Mountain Lake
7 is in the area, it's a subset of the basin.

BOARDMEMBER SKOW: Institutional
9 controls say that you shouldn't use it for drinking
10 water without treatment, does that have some
11 boundary, or does it basically include the entire
12 watershed? Is there some boundary around which
13 that institutional control applies?

BOARDMEMBER WILKINS: I think it
15 applies to the specific area, to a specific study
16 site.

BOARDMEMBER SKOW: So it wouldn't
18 apply down where they are extracting water?

BOARDMEMBER WILKINS: No, it
20 wouldn't. But at the same time, I think it's
21 important for all of us to consider, is there any
22 place in the world where you would pump water out
23 of the ground and drink it without treating it?
24 Maybe there is, maybe there's not, I don't know.
25 But, I think, that's a question you need to ask

RESTORATION ADVISORY BOARD MEETING

1 to humans for consumption, because, I mean, there's
2 things in the water. There's animals that go
3 through there and all that type of thing, which
4 brings back my point. Any time you pump water from
5 anywhere, in all likelihood, you're going to have
6 to treat it before it is suitable for human
7 consumption, whether it's Class 1 standards or
8 Class 2 standards; I think that's a given.

FACILITATOR KERN: I guess, my
10 question was a little bit different. It was
11 regarding a site where our main contamination is,
12 that the Army wanted to use institutional controls,
13 but it was decided that this was an area that was
14 appropriate to pump groundwater for some use,
15 perhaps, drinking water. Who would be responsible
16 for the cost of the treatment?

BOARDMEMBER WILKINS: Well, I think
18 in that case, we'd have to look at what is the
19 nature of the contamination in the groundwater, and
20 if the normal treatment that would be required to
21 process that water for consumption would eliminate
22 those concerns, because they are of low level, or
23 something like that, then the user would bear that
24 responsibility.

25 In other words, if the Army came in and

RESTORATION ADVISORY BOARD MEETING

1 yourself.

BOARDMEMBER SKOW: The cost of
3 treatment is just there, you're going to have cost
4 no matter -- regardless of whether -- does the
5 groundwater have to be treated even if there's no
6 contamination?

BOARDMEMBER ULLENSVANG: I think one
8 of the questions is the level of treatment and type
9 of treatment. You may get the answer, yes, it has
10 to be treated. The type of treatment or level of
11 treatment may be different, depending on what's in
12 the water.

FACILITATOR KERN: To follow on what
14 you're asking. It was decided to use water in a
15 certain area and pump it out and treat it. Who
16 would bear the cost of the treatment for the
17 treatment of that drinking water?

BOARDMEMBER WILKINS: Well, for
19 example, the water treatment plant on the Presidio,
20 of course, was used by the Army to provide water
21 supplies. The water supply came from groundwater
22 wells and water from the vicinity of Lobos Creek,
23 and it came from the creek itself. Approximately,
24 70 percent of the water came from the creek. The
25 water had to be treated before it could be supplied

RESTORATION ADVISORY BOARD MEETING

1 cleaned up all the contamination that's been found
2 in all the groundwater resources at the Presidio,
3 the water would still have to be treated by whoever
4 wanted to use that water for drinking water
5 consumption. And that process would, in all
6 likelihood, eliminate any of the contamination that
7 may have been present or identified in the Army's
8 remedial investigation.

BOARDMEMBER HENDERSON: Do you have a
10 particular site in mind that you're trying to get
11 at? It seems to me, that of the groundwater areas
12 that we have identified in the FPALDR, that were
13 either currently being used for groundwater
14 extractions, they aren't now, but at the time we
15 did the FPALDR they looked like they were going to
16 be, or, are areas that aren't currently being
17 used. But due to the nature, they're very good
18 groundwater areas to pump from. I'm not aware of
19 any large plumes that would prohibit large-scale
20 extraction of groundwater. If you're talking
21 Crissy Field, that's not feasible, period.

FACILITATOR KERN: Well, I was mostly
23 posing a general question, because the
24 institutional controls are something people are
25 trying to get a handle on. But, I suppose, one

RESTORATION ADVISORY BOARD MEETING

1 area that possibly, historically, was used as
2 drinking water was the Tennessee Polin area.

3 BOARDMEMBER HENDERSON: That was
4 surface water, predominately. That was where the
5 spring emanated from the side of the hill.
6 Generally, if there's a drought, those are the
7 first things that dry up anyway, so you'd be going
8 after groundwater.

9 FACILITATOR KERN: Okay. And that
10 was my question, was that groundwater. We don't,
11 necessarily, have to get into a back and forth. I
12 mean, mine was a general question. It's really not
13 appropriate to deal with it now.

14 BOARDMEMBER HENDERSON: We can talk
15 about it. But I'm at a different place here.
16 You're talking about Lobos Creek or not Lobos
17 Creek, but the springs?

18 FACILITATOR KERN: My question was
19 about institutional controls, and who would bear
20 the costs?

21 BOARDMEMBER FUENTES: Can I answer
22 that question? On a regular standpoint, any
23 institutional control is part of a remedy. So the
24 party responsible for the cost of that is the
25 responsible party. So cleanup of groundwater for

RESTORATION ADVISORY BOARD MEETING

1 with a workplan, you'll have an area where you'll
2 just say where you've confirmed your assumptions?

3 MS. COUGHLIN: Right.

4 BOARDMEMBER YOUNGKIN: Using Landfill
5 4, as an example, is there long-term land use
6 restrictions as part of the institutional controls,
7 like you can't dig into the landfill?

8 MS. COUGHLIN: The landfill closure
9 requirements will apply. Whatever the closure
10 requirements, requiring terms of institutional
11 control, those will be implemented.

12 BOARDMEMBER YOUNGKIN: Do you know
13 what those will be for Landfill 4?

14 MS. COUGHLIN: I do not know.

15 BOARDMEMBER SKOW: Do you know if
16 those are state law requirements or federal law
17 requirements?

18 MS. COUGHLIN: I think they're both.

19 BOARDMEMBER YOUNGKIN: If there was
20 some sort of land use restriction that was long
21 term, the Park Service, I presume, would managed
22 it. Is there a mechanism in the Park Service for
23 dealing with that?

24 MS. COUGHLIN: The Park Service,
25 GMPA, is, essentially, a land use restriction

RESTORATION ADVISORY BOARD MEETING

1 beneficial use, for drinking purposes, then the
2 Army should bear the cost of that institutional
3 control.

4 BOARDMEMBER SKOW: Are there some
5 institutional controls that will go on in
6 perpetuity?

7 BOARDMEMBER FUENTES: There's a
8 five-year review. There is also OMM that's also
9 involved in control. So things need to be
10 evaluated as part of the nine criteria. So we need
11 to know that beforehand.

12 BOARDMEMBER SKOW: I just have one
13 last question. On the hot spot excavation, I don't
14 recall which of the landfill sites, but there were
15 several at which there were hot spot excavation
16 proposed. I was looking, and, perhaps, I wasn't
17 looking in the right section, I was trying to find
18 limits or the standards that were going to be
19 applied for determining the boundaries of the hot
20 spot removal.

21 MS. COUGHLIN: They were estimated in
22 the FS by looking at the contaminated samples, and
23 then the next closest contaminated samples, and
24 then an area midpoint sample.

25 BOARDMEMBER SKOW: So when you go in

RESTORATION ADVISORY BOARD MEETING

1 document, so we have to base our cleanup on the
2 future use as determined or presented in the GMPA.
3 We are using that to determine what are the
4 appropriate controls. Such as, residential use
5 will not be permitted on Crissy Field, that's an
6 institutional control which the Park Service has
7 imposed. And the cost associated with that, the
8 Park Service has to maintain that.

9 BOARDMEMBER YOUNGKIN: So at
10 landfills, it would be like -- if those were
11 recreational scenarios, would be the upper, so many
12 feet, as part of the remedy, upper two feet?

13 MS. COUGHLIN: It's three feet for
14 eco.

15 BOARDMEMBER YOUNGKIN: So what about
16 human health?

17 MS. COUGHLIN: Human health is six
18 inches, and away from Crissy Field it's two feet
19 from the Crissy Field area.

20 BOARDMEMBER YOUNGKIN: I'm just
21 trying to get an idea if there's long-term
22 management procedures that have to be implemented
23 by the Park Service.

24 BOARDMEMBER BLANK: I'd like to hear
25 Romy's perspective on that, since those agencies

RESTORATION ADVISORY BOARD MEETING

1 are proposing this to us, that they tell us what it
2 means.

BOARDMEMBER YOUNGKIN: Can you shed

3 some light on that, Romy?

4 BOARDMEMBER FUENTES: Well, I need to
5 understand what the question is. I guess you're
6 referring to what sort of -- DTSC's responsibility
7 is as to implementing institutional controls?

8 BOARDMEMBER BLANK: What are the
9 state's expectations of the Park Service, or the
10 Trust, for these institutional controls?

11 BOARDMEMBER FUENTES: Well, we had a
12 meeting on that, and I think my agency doesn't
13 really separate the responsibility between the
14 current landowner and previous landowner with
15 regards to CERCLA responsibilities. So there's no
16 distinction, in our view, with regards to who's
17 responsible in the upkeep of the institutional
18 controls.

19 BOARDMEMBER ULLENSVANG: Regardless
20 of who would be responsible, what would be the
21 restrictions?

22 BOARDMEMBER FUENTES: We're dedicated
23 to accommodate the future land use of the
24 Presidio. And, I think, you have a say, with

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 may not have been made, but assuming it has been
2 made, will it be made by the time this document is
3 final?

4 BOARDMEMBER FUENTES: We're trying
5 hard to make that work out.

6 BOARDMEMBER SKOW: So from the
7 public's point of view, I guess, the important
8 thing is having a guarantee that somebody will do
9 it?

10 BOARDMEMBER FUENTES: Yes.

11 BOARDMEMBER SKOW: And I would think
12 that this document is really one of the best
13 opportunities to do that.

14 BOARDMEMBER YOUNGKIN: So if I
15 understood Barbara right, actually, these are part
16 of the landfill closure requirements, which is a
17 different state ARARs, so it wouldn't, necessarily,
18 fall under this document?

19 MS. COUGHLIN: No, they're being
20 included in this document, because they were
21 investigated as part of the RI process. Fill site
22 Landfill 4, Fill site 5 and Fill site 6 did not
23 show a risk. So in any other situation the site
24 would have been dropped, it would have been
25 included in the Feasibility Study. But there is no

RESTORATION ADVISORY BOARD MEETING

1 regards to what particular land use, on each side
2 of the Presidio. And I think we can accommodate
3 that by really knowing what's the actual land use
4 of the Presidio.

5 BOARDMEMBER BLANK: Well, that's what
6 we're doing in the reports, we're putting together
7 our comments. And I don't think that Barbara's
8 interpretation of the General Management Plan
9 Amendment, as a fundamentally land use restriction
10 document, would be the same interpretation as the
11 Park Service's as to what the intentions of what
12 that document are. We also have specific
13 differences of interpretations, I think, on
14 specific areas, that we'll be commenting on.

15 BOARDMEMBER YOUNGKIN: The cost of
16 any long-term management, who would bear that
17 cost?

18 BOARDMEMBER FUENTES: Right now it's
19 the Army. And the Army is not willing to pay, and
20 we're going to have to look for other responsible
21 parties.

22 BOARDMEMBER SKOW: Romy, when this
23 document is completed, specify -- it sounds to me
24 like the federal agencies need to get together and
25 determine how to manage it. That decision may or

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 potential risk, or there's an acceptable risk.
2 However, since there are landfill requirements,
3 there are ARAR requirements that need to be met and
4 included in the Feasibility Study.

5 BOARDMEMBER YOUNGKIN: But the
6 detailed requirements of that have yet to be worked
7 out?

8 MS. COUGHLIN: I think the people who
9 wrote the documents know. I don't know the
10 detailed ARAR descriptions.

11 BOARDMEMBER YOUNGKIN: Okay, thank
12 you.

13 BOARDMEMBER MCKLEROY: With respect
14 to Landfill E, with institutional controls, will
15 that site still be usable as a baseball field?

16 MS. COUGHLIN: Yes, it is in part of
17 the remedy. We will reestablish the whole baseball
18 field.

19 BOARDMEMBER MCKLEROY: And with
20 respect to El Polin Spring, will that water be
21 accessible to people?

22 MS. COUGHLIN: No. There's no
23 fencing involved. Just a general description,
24 like, you can't drink the water without treating
25 it. So the Park Service or any other parties

RESTORATION ADVISORY BOARD MEETING

1 cannot go there and start scooping up the water and
2 start drinking it.

3 BOARDMEMBER BLANK: What if a person
4 from the public, or kids start drinking the water?
5 What institutional controls would there be to
6 convey that to them?

7 BOARDMEMBER SKOW: Or does the risk
8 assumption include that exposure level?

9 MS. COUGHLIN: That's included in the
10 risk assumption, and I don't have the risk number
11 with me. But it is between 10 to the minus 6 and
12 10 to the minus 4, my recollection, which is an
13 acceptable risk.

14 BOARDMEMBER BLANK: So you're saying
15 that a child could go and drink out of that if the
16 other water quality perimeters --

17 MS. COUGHLIN: I am not saying that.
18 I do not have the information in front of me to say
19 that.

20 BOARDMEMBER ULLENSVANG: But that
21 site is institutional control for water quality for
22 personal use?

23 MS. COUGHLIN: The institutional
24 control listed says, if anyone plans to use that as
25 a drinking water source they have to treat it.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 blocks down the street, and I've got a two-year old
2 son. And I know, that within the next five years,
3 he's going to be down in that creek, and he's going
4 to come home completely wet. It's important to me
5 that I know what the assumptions are.

6 MS. COUGHLIN: The assumptions are --
7 I don't know them offhand. They're listed in the
8 remedial investigation, it's Chapter 16.

9 BOARDMEMBER WILKINS: I think the
10 bottom line here, if anybody goes up and starts
11 drinking the water out of El Polin Spring it's
12 probably not a good idea. Does that mean they're
13 going to keel over and die if they drink the
14 water? Of course not. Because, whatever levels
15 have been found there, that have been described in
16 the RI, they are probably not so toxic or severe
17 that they're going to start going into convulsions
18 or conniption fits, or something like that.

19 The fact of the matter is, that you guys are
20 asking about, does a sign need to be put up there
21 that says, "Don't Drink the Water, or, Don't Play
22 in the Water?" Maybe so. But, you know, if you go
23 up to the Bay on Crissy Field, are you going to
24 tell your son to drink the water out of the Bay?

25 I'm not trying to be flippant here, or to

RESTORATION ADVISORY BOARD MEETING

1 Incidental drinking of the water is not going to --
2 well, I can't say whether, harm a person, but I
3 don't think it -- the Park Service will have to
4 decide whether or not to put signs up.

5 BOARDMEMBER SKOW: Is there -- I
6 guess, in the appendices, in the risk assumption,
7 what is the risk assumption for that water, the
8 exposure assumption? Is that residential use?

9 MS. COUGHLIN: It's recreational.

10 BOARDMEMBER SKOW: Is that lower or
11 higher than residential?

12 MS. COUGHLIN: Lower. Recreational
13 will be a lower risk than assuming someone lives
14 there, using it for residential.

15 BOARDMEMBER SKOW: When you say
16 "using it," do you mean using it for drinking
17 water?

18 MS. COUGHLIN: Right.

19 BOARDMEMBER SKOW: And do you know
20 offhand, whether a recreational use assumes any
21 incidental ingestion?

22 MS. COUGHLIN: It includes ingestion,
23 dermal contact.

24 BOARDMEMBER SKOW: Let me just tell
25 you why the issue is important to me. I live four

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 minimize your concerns about the hazards to our
2 kids, or anything else, but I'm trying to say that
3 we have identified very low levels of contamination
4 in El Polin Spring. And for the safety of
5 everybody concerned, there probably needs to be a
6 sign put up there that says, "Don't Drink the
7 Water, Don't Play in the Water." And on a
8 five-year review period, when we go back and sample
9 the water in five years, and those levels are below
10 anything that presents a human health risk because
11 of dermal contact or someone playing in it,
12 ingestion, or something like that, then maybe we
13 can take the sign down and they can play in the
14 water, and if they happen to swallow some, it's not
15 going to be a problem. But right now we can't say
16 that, based on the information we have.

17 What I'm saying, is you couldn't say that for
18 the water that's in the Bay, either. You can go
19 down there tomorrow and you can see kids out on the
20 Bay, playing in the Bay. We don't have
21 responsibility for the Bay. Specifically, we have
22 responsibility for El Polin Spring, and we're going
23 to address that, whether it is by a sign or
24 something like that.

25 BOARDMEMBER O'HARA: This is a

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

33

1 question I posed at the last meeting, or a couple
2 of meetings ago, with respect to those kinds of
3 issues. And when you were doing your investigation
4 around gathering data, is there anything in the
5 records which would indicate that youngsters that
6 were domicile in that area, that played in that
7 area, ever got sick as a result of their contact
8 with water in the spring?

9 BOARDMEMBER WILKINS: There have been
10 no claims filed against the Army for the Army
11 residents that have lived in that area for the past
12 decades, with regard to that, no.

13 BOARDMEMBER O'HARA: Were there any
14 claims that were filed by civilians, against the
15 Army, whose children played in that area and were
16 somehow stricken because of their contact with that
17 water?

18 BOARDMEMBER WILKINS: Not that I'm
19 aware of, and I don't believe there have been. And
20 if there are some, then I'm not aware of it, I
21 don't know where those would be. As far as I know,
22 there are no records of that.

23 BOARDMEMBER GEMMIL: I don't
24 understand if the standard of cleanup for the water
25 at El Polin Spring is recreational, then why do we
RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

35

1 bit different than other Bases. And there are
2 many, perhaps, millions of people expected to come
3 to this place in the future, and there are
4 restoration plans that are in play to make this a
5 sustainable national park.

6 Among those issues are scenic, natural,
7 historical, cultural resources. I think that
8 before we start suggesting putting up signs to
9 prevent people from playing in these areas, that
10 perhaps, another alternative of actually cleaning
11 up the area would be a reasonable thing to
12 consider.

13 MS. COUGHLIN: Those alternatives are
14 considered in the FS and evaluated against the
15 seven criteria. When we get state and community
16 comments, they will be included in the response and
17 we will reevaluate the alternatives.

18 FACILITATOR KERN: Right. And so
19 what I'm trying to bring to you, at least from my
20 personal opinion, is that you will go further than
21 your current proposal. That you will actually try
22 to clean this area up. Personal comment.

23 BOARDMEMBER WILKINS: Well, I mean,
24 Doug, I mean, that's a good point. And I can
25 understand why you're making that point. But, at
RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

34

1 have to put signs up?

2 BOARDMEMBER WILKINS: Well, because
3 recreational standards might be within regulatory
4 standards. I know that's a hard thing to
5 understand, but there are a lot of regulatory
6 standards for things that exist in our environment,
7 whether they're placed there by human, industrial,
8 manufacturing activity, or whether they are placed
9 there by Mother Nature, that are dangerous to
10 humans.

11 But there are cases, and this may be a case,
12 where we have chemical compounds or constituents in
13 that water that are present, but that may not pose
14 a threat directly to the humans, or if they do pose
15 a threat, it may be required to put up a sign, and
16 all of that could be within recreational standards
17 set by regulatory agencies.

18 If it were residential standards, it might be
19 different. We might be above those standards and
20 then we would have to take some actions to clean it
21 up. But those are the standards that exist, and
22 those are the standards that we're trying to meet.

23 FACILITATOR KERN: I think one issue
24 that many people and the public are trying to bring
25 forward, is that, perhaps, this Base is a little
RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

36

1 the same time, I think it's important to realize
2 that, for example, the Presidio, now, is a national
3 park in name. And certainly, one of the
4 objectives, among the numerous objectives that the
5 Park Service may have, is to make it a national
6 park in reality. But I would like to just remind
7 folks, that in trying to create that reality, it is
8 still a park in a major urban area, this is not a
9 wilderness area where we're trying to create a
10 park. This is a park that they're trying to make
11 out of a place that was formerly a military
12 installation occupied by the Spanish, and then the
13 Mexicans, and then the United States Army since
14 1846.

15 So, I think, there are some inherent
16 sacrifices that have to be considered. I mean, it
17 will never be a pristine environment. And
18 hopefully, folks around this table and throughout
19 the world aren't expecting the Presidio to be a
20 pristine environment, because that would be, I
21 think, unreasonably difficult to create in an urban
22 environment like San Francisco that is very tightly
23 crowded. It invites millions of people to come
24 through here and visit every year.

25 I think that we should all take a look at
RESTORATION ADVISORY BOARD MEETING

1 what exists in Golden Gate Park. For example,
2 there was a three or four-day article about the
3 current state of conditions in Golden Gate Park in
4 the San Francisco Chronicle last week, or the week
5 before. I think that was the perfect description
6 of the challenges that are faced with any agency
7 that is involved with trying to create a park in an
8 urban setting.

9 Now given that, I'm not trying to say that
10 the Army is trying to minimize any type of cleanup,
11 or not spending the necessary dollars to clean up
12 to whatever standards need to be met. But I just
13 want to make it clear to folks that they need to
14 consider the fact that this is not out in the
15 middle of say, like, where Yosemite is or
16 Yellowstone is, where you have hundreds of
17 thousands of acres of open space; this is in the
18 middle of a city. And the Presidio, in fact,
19 itself, was a city. And there is as much
20 infrastructure at the Presidio as there is in a
21 town like Suisun, for example, which has a
22 population of about 25,000 people. And while that
23 is not a park, it has the same type of
24 infrastructure.

25 You have two major highways that bisect the
RESTORATION ADVISORY BOARD MEETING

1 things feed into the ocean, eventually, feed into
2 the ocean, which then become, and recycle back into
3 our natural eco system. So I see it that way.
4 That whatever we do we're contributing to that, and
5 it's not just -- I guess, I don't see it as forgone
6 as you do. That there isn't anything we can do,
7 but that everything is part of an ongoing future
8 that we need to prepare for.

9 BOARDMEMBER WILKINS: Well, I didn't
10 say there wasn't anything we could do. I think the
11 Feasibility Study has identified many things that
12 the Army is, at least, proposing to do. And
13 certainly, the value of the Presidio, with the
14 greater eco system may have some merit, although, I
15 think, it's important to identify or substantiate
16 where those connections may lie.

17 Certainly, if you're going to talk about the
18 value of the Presidio being on the end of the
19 continent, and its impact to the greater eco system
20 and the Pacific Ocean, then you should look at
21 what's going on around the whole Bay. And there's
22 a lot more contamination put into the Bay by
23 industries around the Bay that affect and impact
24 the Bay, including dredging material that's dumped
25 out on the Farallon Islands, and things like that,

RESTORATION ADVISORY BOARD MEETING

1 Presidio. You have 101 and Highway 1. You have
2 numerous roads that go through there. You have a
3 lot of structures that have asbestos-containing
4 materials and lead-base paint applied to them.

5 I think all of those things need to go into
6 your total picture of what you expect from this
7 national park. And that's what the Army is trying
8 to do as it develops its proposed remedies for the
9 Presidio. We're not trying to escape, evade or in
10 any other way trying to not spend the necessary
11 dollars for cleanup, or not doing what is required
12 by regulation. But we're trying to put it into
13 perspective, proper perspective. And I think that
14 it is important that all of us look at that
15 perspective when we're evaluating the remedies that
16 have been selected.

17 BOARDMEMBER WINSHIP: I just want to
18 share with you my perspective of where I see the
19 park in the future years. You use the words that,
20 "We need to keep in mind that the park is in the
21 middle of an urban area." I see the park on the
22 edge of a continent, and next to, and adjacent to,
23 and feeding into a large body of water, which is
24 part of the whole global eco system. So I see that
25 we're very -- it's the groundwater. All of these

RESTORATION ADVISORY BOARD MEETING

1 that impact more than anything that's coming off
2 the Presidio. And there's sampling that is
3 conducted off of the Presidio to evaluate any type
4 of runoff or issues coming from the Presidio that
5 may impact the Bay, that's been going on for
6 years. And most of that type of examination has
7 not identified any problems of concern.

8 So while that's a valid point, I think we
9 need to look at how you want to substantiate that
10 type of claim. And there are other things that
11 actually are having a direct impact, not the
12 Presidio, that may merit your attention more than
13 what's going on here.

14 BOARDMEMBER WINSHIP: Well, I'm here
15 as a boardmember for the Presidio.

16 BOARDMEMBER WILKINS: I know that.

17 BOARDMEMBER O'HARA: Barbara, could I
18 ask you a question with respect to, when you're
19 doing your risk assessment? You determined it is
20 recreational. And this would follow the comments
21 that David just made, on the fact that the Presidio
22 is a resource in a populated area. Do you measure
23 risk assessment for the Presidio the same way that
24 you would a risk assessment for a recreational area
25 in the Trinity Alps or some wilderness area? The

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

41

1 point I'm trying to make is, is the population
2 incidental to the risk assessment, or do you take a
3 look at a heavy recreational use versus a light
4 recreational use by the number of people that will
5 come through that particular area?

6 MS. COUGHLIN: The risk assessment is
7 on an individual basis. In consultation with the
8 Park Service and the regulatory agencies, a
9 recreational scenario was developed for the
10 Presidio. It includes 150 days of use, 24 hours a
11 day. So one individual is going to be on the
12 Presidio 150 days out of the year for 24 hours each
13 day. That, in itself, is very conservative. And
14 then we estimate the risk from inhalation, dermal
15 and ingestion pathways for that individual, using
16 data from DTSC and EPA to calculate the risk
17 involved with exposure to each individual
18 chemical.

19 BOARDMEMBER O'HARA: So one
20 individual 150 days, 24 hours a day, that was your
21 baseline then?

22 MS. COUGHLIN: Yes.

23 BOARDMEMBER O'HARA: Okay, fine,
24 thank you.

25 MS. COUGHLIN: And all the details

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

43

1 information in 1994, for that area?

2 BOARDMEMBER WILKINS: Sure there is,
3 absolutely. I mean, as a water treatment plant,
4 the Presidio had to meet the state requirements
5 just like any other water treatment facility did.
6 We had to meet surface water treatment
7 requirements, so we had to evaluate the water
8 before it came into the treatment plant and when it
9 came out of the treatment plant. Before it came in
10 you evaluated for nitrates and dissolved oxygen,
11 and all of these things. And there are a certain
12 lists of standards. I can't remember the exact
13 regulations from the State of California that are
14 required. But, yeah, we had to meet all those. We
15 actually contracted with analytical laboratories to
16 do all that analysis. It's done, it was done on a
17 weekly basis. I think that's a requirement by the
18 state. We had to send in monthly reports to the
19 state and list all those standards that we meet.

20 Then when the water comes out of the
21 treatment plant it has to be evaluated for leads
22 (copper concentrations and other types of
23 things, and we put -- they chlorinated the water
24 and that had to meet certain standards, and all
25 that was done. All of these records were kept.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

42

1 are included in the RI Report, Section 15, in the
2 appendices that go along with it.

3 BOARDMEMBER MCKLEROY: Do you know if
4 the water source from the Presidio has been
5 switched from Lobos Creek, or is it still
6 operational?

7 BOARDMEMBER WILKINS: Well, the water
8 source has not been used, because the water
9 treatment plant has been under retrofit. Perhaps,
10 someone from the Park Service can answer when the
11 water treatment plant will become operational. At
12 least, since the summer of 1994, the water supply
13 for the Presidio has been provided by the City and
14 County of San Francisco.

15 BOARDMEMBER MCKLEROY: So it was in
16 operation up until 1994?

17 BOARDMEMBER WILKINS: Yes.

18 BOARDMEMBER MCKLEROY: I was
19 wondering if there were any records on that, as to
20 the source of drinking water, in terms of its
21 chemicals and chemicals of concern, particularly
22 Hetch Hetchy water customers in San Francisco. I
23 think it's required by law that we're provided a
24 breakdown of the chemicals in the water, where they
25 are. And I wonder if there was any source of this

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

44

1 There were laboratories that were contracted for
2 that, reports were sent to the state. So you can
3 check a variety of sources to obtain that
4 information.

5 You can either check with the state, and I'm
6 not sure which department, they would have that
7 information. I don't remember the exact address.
8 All of the records that the Army kept on that were
9 transferred over to the Park Service. I'm sure
10 they have somebody there, or, at least, know where
11 those records are. And, certainly, you can check
12 with the laboratories that provided those
13 analytical tests for the Army; you can check those
14 references, as well.

15 BOARDMEMBER MCKLEROY: Is there any
16 reason to believe that they wouldn't be able to get
17 back to those standards now? Has that been
18 evaluated at all in the RI, where we saw any
19 change? In other words, when they restart their
20 plan, are they going to have the supply that they
21 had in 1994?

22 BOARDMEMBER WILKINS: Well, that's a
23 good question. You have to look at a lot of
24 things. I mean, for one thing, since 1994 the
25 Richmond project came in there and they

RESTORATION ADVISORY BOARD MEETING

1 reconfigured the entire water system in that area.
 2 That may have some impact on what's going on at
 3 Lobos Creek, I don't know. But, I think, the thing
 4 you need to understand, is no matter when it comes
 5 in it has to be a certain standard in order to be
 6 consumed.

7 There have been times, like, when the Army
 8 used to run the water treatment plant after a heavy
 9 rain, for example, the amount of nitrates and
 10 biological oxygen in the water would go up
 11 traumatically, because the rain water would wash in
 12 all the funk from the area, and it would be, like,
 13 dead animals and things like that, and homeless
 14 people and trash from people living over there on
 15 Lake Street, and it's all washed into Lobos Creek.
 16 So they had to adjust their treatment mechanism in
 17 order to get it to the same standard as when it
 18 wasn't raining, so the water will be at the same
 19 standard when they crank up the treatment plant.
 20 Again, I don't know, probably, the Richmond
 21 Transport Project is the place to get the
 22 information, among other things.

23 BOARDMEMBER FUENTES: You will need
 24 to call the office of the Drinking Water Supply,
 25 which is an agency of the Department of Health

RESTORATION ADVISORY BOARD MEETING

1 District treated you when you tried to put in
 2 comments on their program. Because, I can go back
 3 and pull out responses to your comments, because
 4 they commented, "no," period. And, at least, the
 5 Army is trying to provide some rationale or
 6 justification. We're trying to maintain or to
 7 concur with something that you have presented, and
 8 changing our particular position on something, and
 9 I think that deserves some level of appreciation.

10 I'm not saying -- I may not be identifying
 11 any specific physiology or approach that may alter
 12 the Army's particular approach or direction on
 13 something, but I think you guys are doing the right
 14 thing, and you're taking the right approach that
 15 you're taking. And I think the family of Army
 16 staff and consultants that are involved in this
 17 program are, I think, fair-enough minded to
 18 evaluate all those things with the utmost
 19 consideration, and ultimately, decide on what's
 20 appropriate, given your concerns.

21 BOARDMEMBER LOLLI: I think your
 22 comments are very valuable. I think we appreciate
 23 what you said. We all understand the problem, and
 24 I think your objective is to try and understand the
 25 problem, as you see it.

RESTORATION ADVISORY BOARD MEETING

1 Services.

2 BOARDMEMBER WILKINS: We had to
 3 submit our records to them monthly.

4 FACILITATOR KERN: You mentioned that
 5 the Feasibility Study is a proposal, that these are
 6 individual proposals for sites?

7 BOARDMEMBER WILKINS: Yes, that's
 8 correct.

9 FACILITATOR KERN: And what kind of
 10 information is persuasive, to you, to the Army, to
 11 alter their proposals?

12 BOARDMEMBER WILKINS: Well, that's a
 13 good question. I think that's probably why we're
 14 sitting around the table here. I don't know. I
 15 mean, I think that a lot of the comments that are
 16 heard and that are in our venue, the Army is not
 17 going to ignore -- the Army is not going to ignore
 18 any comments from anybody, whether it's the RAB or
 19 whatever. All the comments are going to be
 20 addressed.

21 I think, if you compare what we're doing
 22 here, and the attempt that we're making to address
 23 people's concerns, is pretty far reaching. I know
 24 that many of you may not feel like that, but let's
 25 compare what we're doing here to how the Bridge

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WILKINS: We're not
 2 trying to blow you off here.

3 FACILITATOR KERN: That's much
 4 appreciated, and, certainly, we have, many times in
 5 the past, acknowledged the level of information
 6 back and forth. I guess, what I was really getting
 7 at was that specific kind of issue, of what kind of
 8 information is persuasive, as far as altering the
 9 proposal.

10 BOARDMEMBER LAHREN: Can you tell me
 11 if community acceptance is listed in one of the
 12 traditional evaluation criteria?

13 MS. COUGHLIN: That's one of the nine
 14 criteria. That will be addressed in the responsive
 15 summary. We can't evaluate it before, because we
 16 haven't received your comments, but it will be
 17 addressed in the summary.

18 It should be noted that the Public Service
 19 Hospital recommendation is based on public input
 20 and Park Service input, so the Army is not
 21 inflexible. If there is compelling reasons, we'll
 22 change a recommended alternative.

23 BOARDMEMBER LAHREN: So can you tell
 24 me how that fits in? At these various sites you'll
 25 have your evaluation criteria, and you list seven

RESTORATION ADVISORY BOARD MEETING

1 of them, and you use those to rank these various
2 alternatives? So how will community acceptance fit
3 ? Is it equally weighted with the rest of those
4 criteria? I don't understand how it's going to pan
5 out.

6 BOARDMEMBER WILKINS: That's a good
7 question. I would like to do one thing to help
8 answer your question. And that is to say, at the
9 GGNRA Advisory Commission meeting last week, I
10 talked about the issue regarding institutional
11 controls and how there was a guidance document that
12 was out that was discussing that. Let me just read
13 a couple of sentences from there that talks about
14 community -- sentences that, I think, may answer
15 your question.

16 "Under the NCP, the National Contingency
17 Plan, which is 40 CFH, and its preamble, 55,
18 Regulation 8706, community acceptance is one of the
19 nine criteria for selecting a CERCLA remedy."

20 And we're using that here at the Presidio.
21 While community acceptance is an essential
22 ingredient in making the final remedy selection,
23 it's not always possible to accomplish all the
24 community goals. It is the Department of Defense's
25 responsibility to make the final decision, and to

RESTORATION ADVISORY BOARD MEETING

1 they are against a preferred alternative. And in a
2 situation like that, I would encourage DOD and the
3 state to then look at the alternatives, find out
4 what exactly it is the community doesn't like and
5 what the community would like instead. And let's
6 see if we can do it, and if the cost is not
7 significantly prohibitive, then I would try to
8 modify the alternative.

9 BOARDMEMBER FUENTES: I guess the
10 reason we have a forum, we can incorporate comments
11 from the public early on. So the mere fact that
12 we're here and hearing comments from the public, is
13 important. I know there are representatives of the
14 public. It's a good opportunity to have this open
15 discussion, and I also think three answers to the
16 question would be, yes, no, or wait. You know
17 that, yes, means that the request is within the
18 regular bounds, you know we can make that
19 decision. But if it is beyond our means, we cannot
20 say, yes, to it. And if it's, wait, we do have a
21 regulatory means to answer the question or to
22 support the request. So it is just answering a
23 request, you know, it should be within regulatory
24 frame work, and it won't conflict with our
25 regulations.

RESTORATION ADVISORY BOARD MEETING

1 ensure that it will be protective of human health
2 in the environment, and for possible community
3 reuse plans and community concerns. So it's hard
4 for me to give you a quantifiable take on the nine
5 criteria. They are all evaluated.

6 It's something that needs to be considered,
7 and I would like to invite Michael, too, because he
8 mentioned something about this the other day. You
9 talked about the scenario, where remedy, for
10 example, might meet the regulatory standards that
11 process human health in the environment.

12 For example, if Jesse Jackson came out here
13 and said, we hate this remedy, that might change
14 the alternative, even though it's something that is
15 proposed.

16 BOARDMEMBER WORK: Community
17 acceptance is one of the nine criteria, it wouldn't
18 modify criteria. Which means, that depending on
19 community input, you can modify the proposed
20 alternative. And I would say there's no set
21 formula for how you plug in and weigh community
22 acceptance. I think it depends on the outpouring
23 of support or lack of support for the community for
24 the preferred alternative, and where it is
25 peremptory on the part of the community saying,

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WINSHIP: Will we know
2 what the cost of the other alternatives are?

3 MS. COUGHLIN: All the alternatives
4 are listed in the FS, so you can go to that
5 document and there's detailed cost estimates. I
6 think it's Appendices C.

7 BOARDMEMBER WINSHIP: So like at El
8 Polin Springs, we would know what the next
9 alternative you had would be?

10 MS. COUGHLIN: They're costs
11 associated with all three, and there's a detailed
12 breakout showing in the FS.

13 BOARDMEMBER LAHREN: I know that you
14 mentioned this back in the other meeting, but when
15 will we find out what all the institutional
16 controls will be?

17 BOARDMEMBER WILKINS: Well, that's
18 one of the things we talked about today in the RPM
19 meeting, was to more clearly described the
20 institutional controls as they are expressed in the
21 Feasibility Study. And that's a responsibility
22 that the Army has. I think that the way it was
23 written, it was assumed there may have been some
24 understanding from the reviewership of what those
25 would inherently be.

RESTORATION ADVISORY BOARD MEETING

1 We have intentions of describing those in
2 greater detail in the response and the summary, or
3 by any other means necessary.

4 BOARDMEMBER LAHREN: On a site
5 specific basis? Will you go through each of them?

6 BOARDMEMBER WILKINS: Wherever you
7 see institutional controls as a remedy, or a part
8 of a remedy, as a proposed alternative in the FS.
9 Our intention is to explain what that institutional
10 control means. In other words, what is that
11 defined as, and then the ramification of that
12 institutional control, as well. We actually talked
13 about that today to clarify that for everybody.

14 BOARDMEMBER POWERS: In the Golden
15 Gate National Recreational meeting that was held
16 last week, in listening to at least one of the
17 representatives from the Trust, I gathered that
18 there was a difference of expectation about the
19 level of cleanup. A difference between what was
20 stated. That is, that the Presidio would be
21 cleaned up to the highest possible standard. And
22 that differs from what the varying regulatory
23 agencies standards are. In fact, it seems to me
24 that somewhere in there is the crux of the
25 problem. There's an expectation on the part of the

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 I say that in the interest of not,
2 necessarily, pointing that question to anyone in
3 particular, but hoping that maybe we could talk
4 about that, because it seems to me a pretty
5 critical issue. If we are expected to clean this
6 up, and it is to reach a very high standard, I
7 think we should talk about that. Would anybody
8 like to jump in?

9 FACILITATOR KERN: Just to throw
10 something into the pile there. I've mentioned at
11 other meetings that I think the current proposal is
12 weighted significantly towards monitoring and
13 containing waste in place rather, than cleanup. We
14 haven't really talked about that too much here. I
15 would hope that we'll be able to propose
16 alternatives, reasonably costed-out alternatives,
17 that would clean things up, and alleviate some of
18 the monitoring. And we certainly hope to do more
19 of that, present those kinds of alternatives for
20 consideration, particularly, the landfills. People
21 know that's something I'm concerned about. Other
22 comments?

23 BOARDMEMBER MCKLEROY: I'm getting a
24 sense, too, from some trustees and the community,
25 and I think a good deal of this is based on not

RESTORATION ADVISORY BOARD MEETING

1 Trust that there would not be a lot of comprising
2 on any of the sites, on any of the water
3 qualities.

4 So I'm not saying this to be obstreperous,
5 I'm saying, as I've listened to this process all
6 along, I sometimes feel as though we're talking out
7 of two sides of our mouths. That there is a
8 difference that's not being talked about. I feel
9 that there's an elephant in the middle that no one
10 is willing to touch, and we dance around it, and it
11 seems to me that there is a problem there. That's
12 my sense.

13 The other thing is, and I have to say this,
14 because I was struck with it. There was an
15 atmosphere in that meeting that sometimes I have
16 not found here. And despite the fact that
17 commentary is encouraged, I actually find that the
18 process is used, ask a question and we'll answer
19 it, or stop that discussion process. I don't think
20 it facilitates what is ultimately the end, which is
21 a free discussion amongst people who have concerns,
22 and it should be that, it should be a discussion,
23 not a question, not a Q and A. Because a Q and A
24 does not necessarily get to the answers that you
25 want.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 having the information and not looking through the
2 FS. But there is a perception that it can be
3 cleaned up, totally. I think, our reality here is
4 that we can't clean it up, totally. But we can do
5 these alternatives and, possibly, going with the
6 excavation of landfills in places that may be more
7 satisfactory. But it's going to be a very
8 emotional next couple of months, or next month with
9 this, because I've seen this with a lot of other
10 community actions that I've dealt with. People
11 don't have an intuitive sense about what 10 to the
12 minus 6 is. And so to discuss that, and being
13 prepared for that, would be a good idea.

14 BOARDMEMBER WILKINS: Well, that's a
15 good point. I think that I have a sense of what
16 the expectations are of the Advisory Commission or
17 the Trust, or the greater community at large. But
18 one of the things that I think is critical in
19 drawing that expectation, is for all of us, that
20 I'll describe as, "the involved public," what is
21 our expectation? And I would hope that over the
22 last months or years that you all have been working
23 in this process, that one, you understand that we
24 have tried to do our best. That is, when I say,
25 "we," I'm talking about the regulators, the Army,

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

57

1 its consultants, people who give presentations
2 here, the Land Use Authority, which is the Park
3 Service, that we have done our best to create a
4 discussion environment and not a question and
5 answer, if you will.

6 If you want a comparison, then look at what
7 the Presidio Trust did on July 9th. To me, that
8 was a question and answer environment. There
9 wasn't any public involvement on who was going to
10 be on what committee, and who's going to do what,
11 and what's going to happen with the reuse and all
12 this other kind of stuff. They came in and they
13 told you, the public, what they were going to do,
14 and to me that's a far cry different than what we
15 do here. And, I think, that we do the best we can
16 to have a discussion-type environment, more than
17 just a Q and A type of session.

18 But going along with that, in terms of
19 expectations, while it is important to maintain a
20 certain expectation for a place that's going to
21 become a national park, as I was saying earlier, I
22 think, it is important to keep that in
23 perspective.

24 The perspective is not only because this is a
25 park in a city, but it is also a park that is

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

59

1 described in statute and law by the State of
2 California and the Federal EPA, and we think that's
3 a reasonable standard to meet.

4 If someone thinks that there's a higher
5 standard that we need to meet, okay, our ears are
6 open to hear that, and we'll take that into
7 consideration as we go through the process of
8 finalizing these alternatives.

9 BOARDMEMBER BLANK: Just keep in mind
10 that what you're saying, David, is that's the
11 Army's interpretation of meeting regulations at
12 this point. That there hasn't been federal or
13 state concurrence on whether, in fact, they believe
14 they do meet the regulations, just to make that
15 clarification.

16 BOARDMEMBER WILKINS: No, no, that's
17 correct, not at this point, that's true.

18 BOARDMEMBER GEMMIL: I think, as a
19 community member, I would say that, yes, we do hold
20 you to higher standards, in that, this is a
21 national park. It has a lot of educational and
22 community value, and it also has a special place in
23 the hearts of all San Franciscans. So, yes, I
24 would say, yes, I hold you to a higher standard
25 than that.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

58

1 guided by regulatory requirements. And I think it
2 is a bit unfair, perhaps, to criticize the Army
3 when it meets the regulatory requirements, or does
4 everything in its power to meet those regulatory
5 requirements, which regulations say, if you meet
6 this standard, you're protecting humans and you're
7 protecting the environment. And then you turn
8 around and say, well, that's not good enough
9 because our expectations are higher, because this
10 is a park and we want you to clean it up to an even
11 more restrictive standard, that may not be fair.
12 And in the end you may win that battle with a
13 significant amount of public pressure, or whatever
14 other means that you may bring to bear.

15 But ultimately, you need to recognize that
16 it's your tax dollars that are spending this, and
17 that it's your tax dollars that may have to make
18 paying that very high pristine standard that you
19 want in perpetuity. And if that's appropriate, and
20 if that's what the public wants, we, ultimately,
21 may end up going down that path. But, at the
22 moment, at least, the proposals as they exist now,
23 they don't state that. They don't state that we're
24 meeting a pristine super-conservative standard.
25 What they say is, we're meeting the regulations as

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

60

1 BOARDMEMBER WILKINS: Thank you,
2 Arleen, for letting me know that. And I would ask
3 you to go tell Mayor Willie Brown that you hold him
4 to a higher standard for the care and preservation
5 of Golden Gate Park, because it's a lot worse off
6 than the Presidio is right now.

7 FACILITATOR KERN: Different issue.

8 BOARDMEMBER WILKINS: Yes, different
9 issue.

10 FACILITATOR KERN: I think this would
11 be a good breaking point before we go onto Item C.

12 (Recess)

13 FACILITATOR KERN: We're at 5.C,
14 which is an update on the Crissy Field Remedial
15 Action Plan.

16 MS. COUGHLIN: The Crissy Field
17 Remedial Action Plan group, which involves
18 community members from the RAB, people from the
19 Army, from the regulatory agencies and Park
20 Service, have been meeting once a week for the past
21 few weeks to determine what the appropriate actions
22 are for the sites along Crissy Field. These
23 include, East of Mason, Fill site 7, the Buildings
24 900 series, the Coast Guard Station, the
25 groundwater sites we're going to determine, and the

RESTORATION ADVISORY BOARD MEETING

1 firing ranges.

2 We're looking at what the chemicals of
3 concern are, what the proposed remedial
4 alternatives are going to be. Basically, we're
5 going through the whole RI/FS process and coming up
6 with the remedial action plan, which is agreeable
7 to the parties involved in writing it.

8 We have a schedule where we hope to have this
9 document out for public review in the middle of
10 September, and we would like to have the document
11 signed by sometime in November, so the Corps of
12 Engineers can get the remedial action alternatives
13 implemented by the time the Park Service starts
14 their construction, which will be the spring of
15 1998.

16 BOARDMEMBER MONAGHAN: So is the
17 Coast Guard Station, Fort Point going to be a part
18 of that?

19 BOARDMEMBER HANDEL: I don't think
20 the Coast Guard Station is part of it, actually.

21 BOARDMEMBER HENDERSON: We have got
22 some additional sampling, the Coast Guard is going
23 to have to -- if that shows nothing, then it drops
24 out. If there's something there, then we'll assess
25 whether it really affects the Park Service's

RESTORATION ADVISORY BOARD MEETING

1 there are appropriate sections in the RI for the
2 posting map data.

3 BOARDMEMBER O'HARA: Roger, just
4 revisiting your last comment. The Coast Guard
5 site, there was really nothing definitive there.
6 You will make decisions about whether to include it
7 or not include it, based on whether there is
8 anything there or not there. But if there is
9 something there, you still haven't decided whether
10 to include it or not include it, if that's what I
11 heard you say?

12 BOARDMEMBER HENDERSON: What I was
13 trying to say, is when the Coast Guard funds us to
14 actually do this work, basically, looking to see if
15 there's any kind of a groundwater plume out where
16 -- there's a series of three to four tanks that
17 were taken out quite some time ago. Because this
18 is a Crissy Field RAP, and the Coast Guard site is
19 on Crissy Field, the decision was to look to see
20 whether we need to include it or not.

21 One reason for doing a Crissy Field RAP and
22 splitting everything out was, if there are sites
23 that if they were not cleaned up, or some decision
24 hadn't been made about it, would it hold up what
25 the Park Service could actually do.

RESTORATION ADVISORY BOARD MEETING

1 restoration plan, whether it should be put in the
2 Crissy Field graph or not. If it doesn't, then it
3 could be dealt with separately and not affect their
4 restoration plans.

5 FACILITATOR KERN: I could answer
6 questions, too, if anybody was curious as to what
7 was going on in these weekly meetings.

8 BOARDMEMBER MCKLERoy: The only thing
9 I've seen so far, is that we have this draft
10 outline of the draft remedial action plan. You're
11 working to fill this skeleton in, to put meat on
12 the bone, as it were? This is the document the
13 Crissy Field/RAP will come out -- I mean, that's
14 the document you're working on right now?

15 MS. COUGHLIN: Yes. We're working on
16 filling in the pieces of this outline.

17 BOARDMEMBER MCKLERoy: Are you going
18 to have posting maps on this, as well? The same
19 type of format?

20 MS. COUGHLIN: We will not include
21 all the posting maps like we had in the RI/FS. The
22 RAP document will summarize a lot of the
23 information that is in the RI, and the FS. We'll
24 include maps, as necessary, but we do not plan on
25 reproducing all the posting maps. For reference,

RESTORATION ADVISORY BOARD MEETING

1 At this point in time, we're still trying to
2 decide whether leaving the Coast Guard Station in
3 or out, would it affect the Park Service's
4 restoration plan.

5 BOARDMEMBER ULLENSVANG: Whether a
6 study will even be done in time, right? We heard
7 this morning that there's still some disagreement
8 as to when that will be funded. There wasn't any
9 answer. Maybe mid-September. Most people are
10 aware of the study, and there's hardly time for
11 that to be completed by mid-September, and have the
12 data evaluated. So, I think, it's kind of a moot
13 point to be talking about whether it's going to be
14 put in there or not, because the timing is such
15 that it's almost impossible for it to be put in.
16 And right now there is some impact to the Crissy
17 Field work. At this point it wouldn't stop the
18 work.

19 To give you an example. The Park Association
20 is part of their design, and Crissy Field is
21 proposing to do some geotechnical work to help and
22 identify and find a number of characteristics about
23 the soil in Crissy Field, the amount of sand, the
24 amount of rubble, so if they rework the beach front
25 they know where to expect rubble. And they will be

RESTORATION ADVISORY BOARD MEETING

1 staying out of the area of these tanks, because
2 they want to go in there and find that, and they
3 will be using something less intrusive to find
4 that. So it's a minimal impact, at this point.

5 But by having these contaminant sites out
6 there, at this time, there is some impact
7 associated with it. It's not yet a significant
8 impact.

9 BOARDMEMBER O'HARA: I suppose from
10 the standpoint of an observer looking in, you've
11 got the geotechnical people out there and they are
12 going to be doing test borings, I'm assuming. Why
13 wouldn't they test the Coast Guard site?

14 BOARDMEMBER ULLENSVANG: Geotechnical
15 work will be primarily for physical types of
16 things, and in that area it will be to see if there
17 is concrete rubble buried in the beach. And
18 there's another question about whether the Park
19 Service or Park Association would do the chemical
20 evaluation and the analysis that the Army's
21 required to do. There is a cost associated with
22 that, and, at this point, neither the Park Service
23 or the Park Association is proposing to do site
24 investigations. I mean, that should be the Army's
25 role.

RESTORATION ADVISORY BOARD MEETING

1 sense. Is there vertical and horizontal? Any
2 indication of there being a problem at a particular
3 site? That was done, at least, at the East of
4 Mason site. We should also be getting some from
5 East of Mitchell, because there is some issue about
6 the actual wording of that.

7 And then tomorrow there is going to be a
8 meeting where that same holistic analysis is done
9 for Fill site 7, examining the data in that
10 fashion. Also, at the same time, we're getting
11 sample sections from this draft to try and evaluate
12 to plug into the different pieces.

13 Comments from members? Anything else on this
14 item?

15 BOARDMEMBER MCKLEROY: I have a
16 question. A good deal of this information has
17 already been collected. Is it simply a matter of
18 pulling it from the EE/CA, pulling it from parts of
19 the FS, and compiling it in this manner?

20 FACILITATOR KERN: The whole idea was
21 to break it out of the main process, fast track
22 So it is basically the same information,
23 mapping it up into a document that, hopefully,
24 when we present it to people for review, everybody
25 is going to look at it and say, this looks good,

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER O'HARA: I see a
2 jurisdictional situation here, as opposed to a
3 practical. If you're going to have the
4 geotechnical people doing the punching anyway, they
5 bring up the test boring and turn it over to the
6 Army --

7 BOARDMEMBER ULLENSVANG: You would
8 have to bring in crews that are trained to do that
9 work. And the geotechnical crews that are out
10 there will be -- I'm working with them to steer
11 them out of any areas where contamination has been
12 identified.

13 BOARDMEMBER O'HARA: I just see a
14 loss of an opportunity here.

15 FACILITATOR KERN: Just to give a bit
16 of flavor of the kinds of things we're discussing
17 in the meetings. You've been aware of the three
18 EE/CA documents, the 643, 923 and 950. And those
19 discussions have been folded into this group.
20 They're still ongoing discussions about cleanup
21 levels, and all those issues go on at these
22 meetings.

23 We had a discussion about East of Mason,
24 regarding what would be called a spatial analysis
25 of the data, looking at it sort of in a holistic

RESTORATION ADVISORY BOARD MEETING

1 and go through the process.

2 BOARDMEMBER MCKLEROY: Okay, thanks.

3 FACILITATOR KERN: Okay. We are onto
4 Item No. 6, the RPM meeting this morning.

5 I brought some additional comments, as
6 Barbara mentioned. I've been reworking some cost
7 numbers for the three EE/CA documents. I had an
8 opportunity, provided by the Army, to work with one
9 of their estimators from IT Corporation. I spent
10 an hour and a half with them, and revised one of my
11 cost estimates, which I presented to the group
12 today for their review. So that's now back to the
13 group for analysis of total excavation versus
14 phytoremediation versus partial phytoremediation
15 and excavation. So that was discussed briefly.

16 We received a report from IT Corporation.
17 They had been asked to examine what was going on at
18 the Nike facility, as far as the hydraulic fluid
19 being in one of the magazines. And perhaps, Rich
20 is here -- he's not here. I'll try to just briefly
21 say what he said was a possible outline for what
22 could be done.

23 That the water could be pumped out. It would
24 need to be determined whether the hydraulic fluid
25 contained PCBs, as it sometimes does; that would

RESTORATION ADVISORY BOARD MEETING

1 have an impact on the plans. He recommended that
2 the insides of the magazines be pressure cleaned,
3 that certain pipes be pumped out and cleaned of
4 this hydraulic fluid.

5 Then there was a report regarding -- or there
6 was a discussion about when this might be able to
7 be implemented. And it appears that there are no
8 funds for fiscal '97 to do this. It appears that
9 fiscal '97, though, ends during this calendar year,
10 so we might be able to get some funds during this
11 calendar year to still do this job before the
12 winter comes. So that's the discussion.

13 One of the issues is that sometimes the water
14 level goes up high enough that it could, perhaps,
15 go to the top and these fluids could actually flow
16 out on the ground, and that would not be something
17 people would like. So I think everybody's going to
18 try as much as possible to investigate these
19 possibilities for funding, and we'll have to see
20 what happens.

21 BOARDMEMBER O'HARA: When you have an
22 accumulation of water in there, is it groundwater
23 going into it, or is it surface water that's going
24 in?

25 FACILITATOR KERN: It seems that the
RESTORATION ADVISORY BOARD MEETING

1 confined-space entry work.

2 FACILITATOR KERN: But you're going
3 to volunteer to do the work yourself, I
4 understand.

5 BOARDMEMBER HENDERSON: Oh,
6 absolutely.

7 FACILITATOR KERN: Other items that
8 were covered at the RPM meeting.

9 BOARDMEMBER HANDEL: Clarification on
10 the Coast Guard site, as to where we were with the
11 workplan process, where the Coast Guard anticipated
12 needing clarification on that. They're looking to
13 seek the written support of DTSC on the workplan
14 that was proposed. It was clarified that the Army
15 was not actually under contract with the Coast
16 Guard to do this work. We, more or less, did it
17 for them as a favor to speed the process up.

18 FACILITATOR KERN: And you're still
19 waiting, basically, to be paid?

20 BOARDMEMBER HANDEL: Correct.

21 BOARDMEMBER WORK: Institutional
22 controls, regulatory view on what priority, and
23 when they are considered.

24 FACILITATOR KERN: That's right.

25 There was quite a long discussion about this

1 level in the magazines goes up and down
2 seasonally. And there's not a lot of room for
3 evaporation through the top of the tank. So one
4 could make the reasonable estimation that there's
5 some communication with the groundwater, between
6 the water inside and the water outside.

7 BOARDMEMBER O'HARA: So there's
8 contaminated water inside, then the levels of water
9 go up, the contaminated water would leach out into
10 the ground?

11 FACILITATOR KERN: The water that's
12 in there, the way I understand it, has a level of
13 antimony in it, a certain level that is a
14 relatively low level. Presumably, the hydraulic
15 fluid would not as easily communicate through the
16 floating on top of the water. It wouldn't
17 necessarily seep out very far, but I take your
18 point.

19 BOARDMEMBER MCKLEROF: Was there a
20 cost estimate on that?

21 FACILITATOR KERN: No, this is
22 relatively new information. I think they're still
23 working on those estimates.

24 BOARDMEMBER HENDERSON: I don't think
25 it will be very cheap, because it is a lot of

1 institutional control issue.

2 Item No. 7. We have a September 9th RAB
3 meeting. We also have a September 3rd meeting
4 regarding the Feasibility Study. That's going to
5 be an open meeting, that will be recorded. As far
6 as I understand, public comments will be taken as
7 part of the record for the Feasibility Study, and
8 we're trying to get that word out to interested
9 parties to come and make comments.

10 Any agenda items coming to mind, at this
11 point? If you have them, forward them to Mark.

12 Any other announcements or concerns?

13 BOARDMEMBER POWERS: It's a
14 question. We talked about inviting someone from
15 the Trust to visit and chat?

16 FACILITATOR KERN: Yes, I believe, I
17 volunteered to do that, which I have not done;
18 that's correct.

19 BOARDMEMBER MCKLEROF: On the
20 September 3rd meeting, the format for the comments
21 for the FS, that's a public meeting and we'll have
22 signups for speakers? Or how are they going to
23 handle that?

24 BOARDMEMBER WILKINS: No. The
25 intention is to make it informal. This is going to

1 be a discussion session, not a question and answer
2 session.

BOARDMEMBER MCKLEROY: On September

3rd?

BOARDMEMBER WILKINS: Yes. So if you
have, for example, if you have taken the time to
examine the rationale in the remedial investigation
regarding a specific study site, and you understand
why the remaining conclusions have been made about
that site, about that document, and then you
reviewed the Feasibility Study and you understand
the justification that's presented, as to why a
particular remedy has been proposed regarding that
same study site, and whether you disagree with
that. In other words, you disagree with the
conclusions drawn in the RI, or what justification
is presented in the FS, and you want to discuss
that at the September 3rd meeting, that's what
we're prepared to do. We're prepared to discuss
that matter with you about that site or any other
sites for which you've done that type of
examination.

BOARDMEMBER MCKLEROY: That may be
what I'm doing, but, I believe, the public, at
large, may tend to show up there, including members

RESTORATION ADVISORY BOARD MEETING

REPORTER'S CERTIFICATE

I, Elizabeth Valstad, do hereby certify that
the foregoing is a true and correct statement of
the testimony and proceedings had in the
within-entitled matter and that the same is a full,
true and correct transcription of the shorthand
notes as taken by me in said matter.

Dated: At San Francisco, California this
_____ day of _____, 1997

Elizabeth Valstad

RESTORATION ADVISORY BOARD MEETING

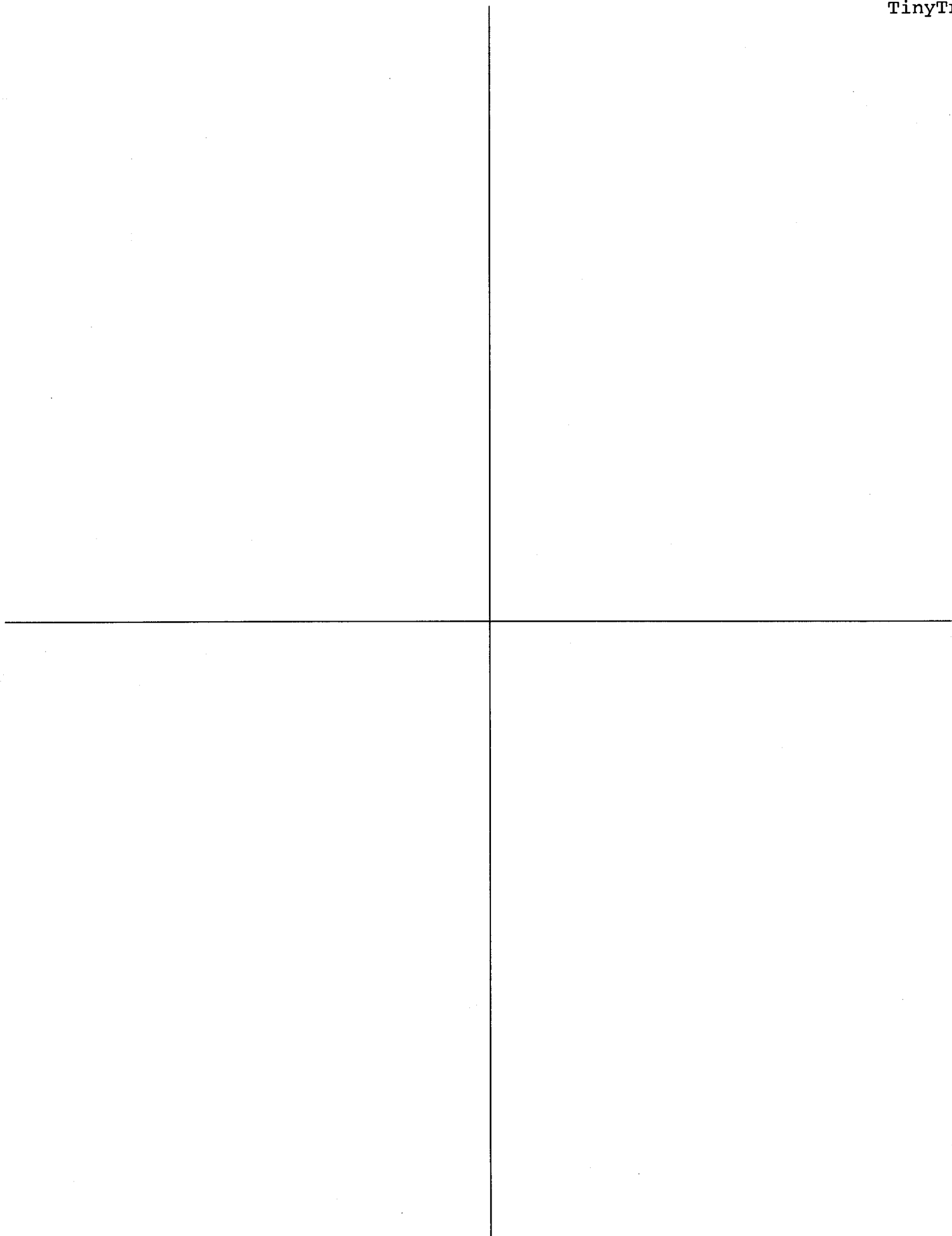
1 of the Trust, are probably not going to be that
2 well informed. But their intent, as I understand
3 it, is they will be able to have comments going on
4 the public record?

BOARDMEMBER WILKINS: Sure. If all
they want to do is stand up and make a statement,
that's fine. But the intent of the meeting is to
have an open discussion about that.

BOARDMEMBER MCKLEROY: It might be
advisable to have that laid out beforehand.

FACILITATOR KERN: Any other
comments? Any other announcements or comments?
Meeting adjourned.

RESTORATION ADVISORY BOARD MEETING



1 THE RESTORATION ADVISORY BOARD MEETING

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5
6 TUESDAY, SEPTEMBER 9, 1997

7 HELD AT

8 THE GOLDEN GATE CLUB

9 135 FISHER LOOP

10 SAN FRANCISCO, CALIFORNIA

11 7:00 P.M.

12
13 CERTIFIED COPY

14
15 REPORTER'S TRANSCRIPT OF PROCEEDINGS

16 BY: ELIZABETH VALSTAD

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22 CLARK REPORTING

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24 SUITE 201, BERKELEY, CA 94704

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6 ROMY FUENTES

7 ARLEEN GEMMIL

8 JOAN GIRARDOT

9 BRUCE HANDEL

10 ROGER HENDERSON

11 MOLLY HOOPER

12 JULIAN HULTGREN

13 DOUG KERN

14 LEEANN LAHREN

15 ANDREW LOLLI

16 BRUCE MCKLEROY

17 HOWARD NATHIEL

18 JANE POWERS

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21 BRIAN ULLENSVANG

22 MARTHA WALTERS

23 DAVID WILKINS

24 JOANNE WINSHIP

25 MICHAEL WORK

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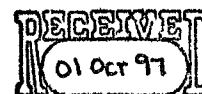
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1 FACILITATOR KERN: Good evening.

2 This is the regularly scheduled meeting of the
3 Restoration Advisory Board. Welcome to members of
4 the public community, Army contractors, regulators,
5 Park Service. Does everyone have an agenda? Any
6 comments, questions on the agenda? Andrew, I
7 understand that you have an announcement for us
8 tonight.

9 BOARDMEMBER LOLLI: Well, I'm the

10 primary speaker at two big organizations next
11 weekend and the week after. And I've been with
12 this group now for four years. I'm an old soldier
13 and I'm a good listener, and I've learned a lot. I
14 think I've been rewarded a lot by being given the
15 privilege of listening to you, and making
16 suggestions from time to time. I'm going to
17 mention several names when I meet these people. I
18 want them to know this organization has done a hell
19 of a fine job, and that the military should be
20 proud of you.

21 FACILITATOR KERN: Thank you,

22 Andrew. Any other announcements for this evening?
23 ~~OK~~ right. Well, let's move to Old Business.

24 ie. Committee Reports?

25 BOARDMEMBER YOUNGKIN: Well, the

RESTORATION ADVISORY BOARD MEETING

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4

1 committee met and had a general discussion period
2 for the Feasibility Study, questions and answers.
3 We worked on people's comments. It was pretty much
4 just a work session for the Feasibility Study, and
5 that pretty much wraps it up.

6 FACILITATOR KERN: Okay. Questions
7 for Mark? So that the results of that really will
8 be seen in the written comments presented, the
9 deadline being tomorrow.

10 Let's move on then to Item No. 5. Moving
11 rapidly through the agenda, the Feasibility Study.
12 We talked a little bit about how this might work
13 today at the RPM meeting, and we thought we'd first
14 open it up just generally. Are there any further
15 comments anyone might have? Questions for the Army
16 representatives, or issues regarding the
17 Feasibility Study tonight?

18 BOARDMEMBER APPLING: We provided a
19 handout. We provided the questions from the flip
20 charts that were taken at our last meeting. If
21 there are any questions that were put on those
22 charts, that you didn't get answered at the last
23 meeting, this would be an opportunity for you to do
24 so.

25 FACILITATOR KERN: All right, not
RESTORATION ADVISORY BOARD MEETING

1 seeing any burning questions right at this moment,
 2 perhaps then we might talk about, if it is
 3 appropriate, the next steps in the process.
 4 BOARDMEMBER WILKINS: Yes. I just
 5 wanted to remind folks, again, about the process
 6 that will follow after the close of the comment
 7 period for the Feasibility Study, which is at close
 8 of business tomorrow, Wednesday, September the
 9 10th.

10 We talked a little bit today at the RPM
 11 meeting about strategies to prepare the
 12 responsiveness summary. And the responsiveness
 13 summary is just the collection of the responses to
 14 all the comments made on the Feasibility Study.
 15 The plan is to, at this point, is to have the Army
 16 collect all of the comments as they come in. We
 17 hope that all the comments will be postmarked by
 18 tomorrow and at least be in our hands by the end of
 19 the week. We will put all those together in a
 20 comment package and provide them to representatives
 21 of each agency from the RPM group.

22 After that, the Army will identify some major
 23 themes, or categorize, if you will, issues and
 24 concerns that are presented as major themes in
 25 those comments. Our attempt is to try to group

RESTORATION ADVISORY BOARD MEETING

1 this are yet to be determined; it really depends on
 2 the volume of comments that we'll get.

3 And then after that, the next step after that
 4 comment period and public meeting process is over,
 5 is to finalize that Remedial Action Plan and
 6 deliver it for signature to the Army and the
 7 State.

8 So that's the general process that we intend
 9 to follow from here on out after the close of the
 10 Feasibility Study comment period. Does anyone have
 11 any questions about that?

12 BOARDMEMBER YOUNGKIN: Do you have
 13 the schedule for that, or the time? When would the
 14 public meeting be? When is that scheduled for
 15 now?

16 BOARDMEMBER WILKINS: I think, on the
 17 last existing schedule that we had for that, that
 18 was supposed to occur in November or September.
 19 But it's not likely it's going to occur during that
 20 time frame, because, at this point we really need
 21 to see the total volume of comments that we have to
 22 gage and how much effort it is going to take to
 23 prepare that responsiveness summary. So that may
 24 take 90 days or longer. It all depends on if they
 25 are going to dictate a revised time frame on that

RESTORATION ADVISORY BOARD MEETING

1 some comments together. Perhaps there's comments
 2 that can be answered very simply as opposed to some
 3 other comments that may require more time and
 4 effort to respond.

5 After we have developed our list of major
 6 issues and concerns as described in those sets of
 7 comments, then that list of concerns will be
 8 presented to the technical working group. For
 9 right now, that's going to be the same as the RPM
 10 group. The RPM group will then have the task of,
 11 at least initially, of trying to sort through those
 12 and to develop resolutions to those issues, if at
 13 all possible.

14 In the long term, once the responsiveness
 15 summary is complete, either as developed by the
 16 technical working group or RPM group, and/or by the
 17 Army, however that may go, the responsiveness
 18 summary will be compiled as an addendum to the
 19 Feasibility Study. That addendum to the
 20 Feasibility Study will be presented along with the
 21 Draft Remedial Action Plan for the main
 22 installation areas for the base-wide RAP. And that
 23 document will, of course, go out for a 30-day
 24 public comment period along with a public meeting
 25 at some point in the future. The time tables for

RESTORATION ADVISORY BOARD MEETING

1 draft RAP and responsiveness summary that would be
 2 put together.

3 BOARDMEMBER YOUNGKIN: Okay, thank
 4 you.

5 BOARDMEMBER WILKINS: Any other
 6 questions on the process?

7 FACILITATOR KERN: In the event of
 8 parties being widely apart on particular issues,
 9 what do you foresee as being sort of the dispute
 10 resolution process? How will issues eventually be
 11 resolved?

12 BOARDMEMBER WILKINS: Well, I think
 13 in that case there are several mechanisms that are
 14 available. Certainly, if there are issues
 15 predominately between the Army and the Park
 16 Service, for example, then we have established an
 17 informal dispute resolution process where we get
 18 our sort of immediate chain of command involved
 19 before it would go up to the secretary level. That
 20 would be from the Army. The folks from Fort Lewis
 21 and Forces Command in Atlanta would be briefed on
 22 the issues that are dividing us. The Park Service
 23 would have an opportunity to do the same with their
 24 local and immediate supervisors, and then our
 25 respective superiors would get together and try to

RESTORATION ADVISORY BOARD MEETING

1 resolve that matter. And should they not be able
2 to, then it would be elevated to their next level,
3 which would probably be the secretary level. If
4 it's an issue between the Army and the State, then
5 we would implement the traditional dispute
6 resolution process modeled pretty much after what's
7 in the DSMOA. Again, most folks know we don't have
8 the FFSRA signed, sealed and agreed to by the State
9 and the Army here, but we do have a dispute
10 resolution within DSMOA that would serve a similar
11 purpose.

12 FACILITATOR KERN: Can you say what
13 DSMOA stands for?

14 BOARDMEMBER WILKINS: DSMOA stands
15 for Defense State Memorandum of Agreement, and that
16 is a memorandum of agreement that allows the states
17 which have base closures to receive funding from
18 DOD to provide cleanup over sites. So that's the
19 process in that event.

20 FACILITATOR KERN: One sort of follow
21 on with that. If there's sort of high interest
22 from the public, what kind of mechanism is involved
23 there?

24 BOARDMEMBER WILKINS: Well, in terms
25 of including them in the process of developing the
RESTORATION ADVISORY BOARD MEETING

1 the reason I bring this up is because I know a lot
2 of folks want to make sure that their comments they
3 submit to the Army and to the State are responded
4 to.

5 For example, one gentleman writes:

6 "I'm writing you out of concern
7 about toxic contaminated substances
8 being allowed to remain at the
9 Presidio. I bicycle, hike and
10 used to walk my dog through the hills
11 and paths of the Presidio. I find
12 the Army's Feasibility Study
13 woefully inadequate. The landfills
14 should be cleaned up, removed or
15 shipped to a politician's house. The
16 public and nature should not be
17 subject to poison. An area such as
18 the natural drainage at Tennessee
19 Hollow should be allowed to exist, be
20 restored as a native habitat. Thank
21 you for listening to my comments."

22 Now this gentleman obviously expressed a
23 concern about the document and some general aspects
24 of the cleanup program, but he's not citing any
25 specific thing about the document. And the Army's

RESTORATION ADVISORY BOARD MEETING

1 responsiveness summary, or the dispute resolution
2 process?

3 FACILITATOR KERN: Well, the dispute,
4 let's say.

5 BOARDMEMBER WILKINS: Well, right now
6 there really isn't any mechanism for dispute
7 resolution with the public, per se. But our
8 intention is to at least try to involve the
9 public as much as possible through the technical
10 working group in developing the responsiveness
11 summary and to try to factor in those concerns to
12 the maximum extent possible as we go through that
13 discussion group process. Any other questions
14 about that?

15 One other point that I would like to bring
16 up is the actual responding to the comments. And
17 aside from the specific technical issues that cite
18 inconsistencies, or something like that with the
19 Feasibility Study, that can be, I think, readily
20 addressed by the Army and its contractors who
21 authored the document, and editorial comments, like
22 typos, and things like that. One of the challenges
23 that we face is responding to comments that are
24 more rhetorical, or I call, editorial type of
25 comments. And I'll give you an example of one.

RESTORATION ADVISORY BOARD MEETING

1 intent is to answer every comment that comes in,
2 but I just want to let folks know, how we answer
3 some of these types of comments may not be what
4 folks would expect to hear. Whether that's if the
5 Army chooses to cite things from the Feasibility
6 Study to answer these, or answer the rhetorical
7 comment with a rhetorical response, I don't know.
8 We're still going to have to try to figure that
9 out.

10 I just wanted to let you all know that, at
11 least early on, aside from some of the very
12 technical things that talk about the document
13 specifically, a lot of the comments are this type
14 of comment.

15 BOARDMEMBER GEMMIL: Under CERCLA,
16 the community's reaction is an important criteria,
17 so how do you plan to evaluate the community's
18 reaction in the Feasibility Study?

19 BOARDMEMBER WILKINS: Well, we intend
20 to weigh it as we're guided to under CERCLA.
21 Community acceptance is one of the nine criteria
22 that are involved. Is it the most important?
23 CERCLA doesn't say that. It says that it needs to
24 be considered. So I can only say that we're going
25 to consider it. You know, going into the

RESTORATION ADVISORY BOARD MEETING

1 Feasibility Study, as you're preparing a lot of
2 these proposed alternatives and things like that,
3 you have to make an assumption about what the
4 community acceptance factor may be. I think, since
5 the Feasibility Study has been published and folks
6 have had a chance to express themselves, that
7 community acceptance factor is a lot more
8 significant than it was three months ago when the
9 document was first being published.

10 BOARDMEMBER GEMMIL: Well, I'm

11 concerned, because you referred to the letter as
12 rhetorical; to me it's not rhetorical. It's one of
13 the nine factors under CERCLA that you need to be
14 weighing in order to make your final decision. I'm
15 concerned that you're not weighing its relevance.

16 BOARDMEMBER WILKINS: No, no, don't

17 misunderstand me. I'm not saying that at all. I'm
18 not saying that's it's rhetorical and therefore
19 it's going to be ignored. What I'm saying is that
20 it is difficult to respond to that letter because
21 it doesn't say -- for example, comments that we
22 received from the EPA or from some of the RAB
23 members here that have a more technical background,
24 they've actually gone into the Feasibility Study
25 and said, "You said this on Page 6 about the risk

RESTORATION ADVISORY BOARD MEETING

1 assessment and I retraced your engineering
2 calculations and you made a mistake." And we can
3 go back in and check that and respond to that
4 directly.

5 It is a lot more difficult to respond to this
6 type of comment. It doesn't mean that it has any
7 less importance than the person that made a
8 technical comment; I'm just saying that I'm not
9 sure what folks' expectations are terms of the
10 response, and that the Army is going to respond to
11 all these comments, but the response may include
12 both the citation from the Feasibility Study or the
13 RI, as well as a general type of philosophical type
14 of response.

15 In some cases these are philosophical
16 concerns. I mean, clearly, the guy is saying that
17 -- whether he's just being humorous here, talking
18 about shipping landfill waste to a politician's
19 house, obviously, you can't do that. So when we
20 write our response we'll say it's against the law
21 to do that; you know what I'm saying? But it
22 doesn't have any impact in terms of lessening the
23 degree of community acceptance or the importance
24 of community acceptance in the evaluation.

25 On the contrary, what I was trying to

RESTORATION ADVISORY BOARD MEETING

1 tell you was that at the start of the Feasibility
2 Study process, the community acceptance is kind of
3 an unknown factor; you don't know what it is. You
4 have to assume that obviously people care about
5 that, we have a RAB here, but what's the true
6 intensity of it? Well, we know the intensity is
7 pretty high. Even before the end of the comment
8 period we know it's pretty high. So yes, that
9 acceptance is going to play in there.

10 Romy, do you have any other thoughts about
11 community acceptance?

12 BOARDMEMBER FUENTES: I just want to
13 say that those people who commented have a chance
14 to look at the responses, because those are going
15 to be attached to the Remedial Action Plan, and the
16 Remedial Action Plan will be sent out for public
17 review in 30 days. So if there are still some
18 issues that are unresolved, the public has the
19 opportunity to rebut or do additional comments on
20 the responses.

21 And also, we need to look at whether we have
22 consistent comments, because if we follow along
23 with the other public-member comments and it's
24 opposing to the other side, it's so hard to balance
25 those kind of comments if it is really polarized.

RESTORATION ADVISORY BOARD MEETING

1 So we need to look at a unified voice coming from
2 the public.

3 BOARDMEMBER GEMMIL: Well, today you
4 said you received several letters from the public.
5 What has been the consensus? Is there a big
6 division of opinion?

7 BOARDMEMBER FUENTES: We haven't
8 gotten all the comments. The public comment ends
9 tomorrow.

10 BOARDMEMBER GEMMIL: But David is
11 already getting letters.

12 BOARDMEMBER WILKINS: I have received
13 several letters. I can't really speak to the
14 general flavor of them. I haven't had time to look
15 through them. Most of them came in today,
16 actually. I haven't had time to glean through them
17 to get a general flavor; it's too early to tell. I
18 assume it's reflective of what was said last week.
19 That's just my assumption.

20 BOARDMEMBER HULTGREN: You may not
21 know the answer to this until you look at the
22 comments, but I was wondering, do you intend, at
23 this point, to answer each comment specifically,
24 or will you somehow summarize and combine those
25 comments and then answer them? If the latter,

RESTORATION ADVISORY BOARD MEETING

1 who's going to do the summarizing?

2 BOARDMEMBER WILKINS: Well, that's
3 what I was alluding to earlier when I was talking
4 out the process. And the idea is to look through
5 the comments. A lot of times the regulatory
6 agencies have similar comments, as well as the
7 public. So in many cases, we would look through
8 the group of comments and where somebody makes a
9 comment, say, about institutional controls as a
10 proposed remedy for groundwater, we would probably
11 develop a single response for that and then
12 reference that response to all of the commentors.
13 You see what I'm saying? So each commentor would
14 have the same response if, in the event, that
15 comment is the same. So that's our attempt to try
16 to categorize.

17 BOARDMEMBER HULTGREN: Will the
18 comments be reproduced as part of what you're
19 putting out?

20 BOARDMEMBER WILKINS: Yes. In the
21 responsiveness summary that we are going to call an
22 addendum to the Feasibility Study.

23 BOARDMEMBER HULTGREN: Thank you.

24 BOARDMEMBER WALTERS: You mentioned
25 all the different groups except for the Presidio
RESTORATION ADVISORY BOARD MEETING

1 Trust, and I know they have a vested interest in
2 the environmental cleanup on the Presidio, so I'm
3 making the assumption that they'll be commenting on
4 the Feasibility Study. What kind of mechanism or
5 dispute resolution does the Army have for working
6 with them if they have any overriding concerns?

7 BOARDMEMBER WILKINS: We don't have
8 any specific dispute resolution process with the
9 Trust. Our assumption is that it will probably go
10 along the same path that we had with the Park
11 Service. And the reason for that is because, at
12 this point, the Trust only has two employees, and
13 while they have been invited to participate in a
14 lot of the discussions, they have not had an
15 opportunity to do so, having other matters of
16 priority.

17 We do understand they have a contractor
18 that's working with them to develop their list of
19 concerns and issues with the Feasibility Study, and
20 we expect to receive comments from them. But in
21 the event that we have some major dividing issues
22 with them, we will exercise a dispute resolution
23 process that we established with the Park Service.
24 And I think that's probably the most logical way to
25 do that.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WALTERS: Well, the
2 reason I bring that up is that there's a big
3 factor in that, because the dispute resolution
4 process -- for everybody else who doesn't know --
5 between the Park Service and Army basically
6 leaves the Army as the lead agency that makes the
7 final decision. So I wouldn't make that assumption
8 with the Presidio Trust, because they have not
9 signed Sub-agreement 7, so I would never make that
10 assumption.

11 BOARDMEMBER WILKINS: Okay, that's a
12 good point.

13 FACILITATOR KERN: Other questions or
14 comments on the process for the response to the
15 comments? Any idea what people think about, as far
16 as the time it is going to take to respond to
17 these?

18 BOARDMEMBER WILKINS: I think I would
19 have a better feel for that -- maybe through our
20 PAO Office we could just send a quick note to folks
21 by Email or fax, maybe towards the end of the next
22 week, after we have had an opportunity to collect
23 all the comments and get a general feel for what
24 they look like.

25 BOARDMEMBER MCKLERROY: Will the
RESTORATION ADVISORY BOARD MEETING

1 response to the comment's proposed solutions be to
2 the issues brought up, other than what is said in
3 the Feasibility Study? Or do you expect, for
4 instance, new alternatives or other types of
5 responses other than what we've seen in the
6 Feasibility Study to be brought forth in this
7 responsiveness survey?

8 BOARDMEMBER WILKINS: Well, it's too
9 early to speculate that. I think that the process
10 is created to allow that to happen. Certainly,
11 should a commentor present some issues that show
12 some traumatic flaws with the technical process
13 that led to those decisions, of course, the new
14 alternatives would have to be considered, and that
15 would be reflected in the responsiveness summary,
16 so that's clearly possible.

17 BOARDMEMBER MCKLERROY: I see.

18 FACILITATOR KERN: We have had
19 several people come in since the start of the
20 meeting, so I just want to recap. If anybody had
21 other questions or comments regarding the
22 Feasibility Study, this would be a good moment to
23 bring them forward.

24 Not seeing any, perhaps we could move to Item
25 No. 6, the RPM meeting.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WILKINS: Before we go to
2 that, does anyone have any other questions of a
3 general nature about the Environmental Cleanup
4 Program here, outside of the Feasibility Study
5 cleanup sites?

6 BOARDMEMBER LOLLI: What happens if
7 we run out of money before the cleanup is
8 finished?

9 BOARDMEMBER WILKINS: Well, that's a
10 good question. I suppose that we would have to go
11 back to Congress and request appropriations for
12 funding. The Army has an obligation to execute the
13 cleanup program here. And once the base-wide RAP
14 is signed, then that obligation is put in by force
15 of law. The DOD or Department of the Army would
16 have to go back to DOD, which would go back to
17 Congress and request the appropriate funding to
18 complete the cleanup. And should Congress not have
19 the funds to appropriate for that, then the request
20 would continue to go up until it does. But the
21 Army would never be able to waive its obligation
22 for executing the cleanup.

23 BOARDMEMBER YOUNGKIN: I believe a
24 few meetings ago it was discussed that there was
25 about \$20 million dollars left in the cleanup

RESTORATION ADVISORY BOARD MEETING

1 million, I believe?

2 BOARDMEMBER WILKINS: Yes, that's
3 correct.

4 BOARDMEMBER YOUNGKIN: Is it a
5 coincidence that those two numbers are close or is
6 there a reiterative process involved during the
7 writing of that?

8 BOARDMEMBER WILKINS: No. That
9 figure is only about, I guess, it's about a little
10 less than two-thirds of what the total cleanup
11 requirement is. You've got to remember that we
12 have a very significant petroleum cleanup program
13 that's been going on for the past three years and
14 is going to continue to go on, so there's a large
15 chunk of money that's projected to be spent on that
16 program alone. And as you know, with the areas
17 along the Commissary FDS, 900 area, the Main
18 Installation FDS, which is still undergoing
19 remediation of underground storage tanks that still
20 have to be pulled, there's a significant amount of
21 work there.

22 BOARDMEMBER YOUNGKIN: So with the
23 existing FS, the cleanup will be over the \$102
24 million, and once the RAP is signed you will have
25 to go get more money from Congress and DOD?

RESTORATION ADVISORY BOARD MEETING

1 budget. Thus, we have spent \$80, and then it was
2 \$102; am I remembering that correctly?

3 BOARDMEMBER WILKINS: Probably, you
4 are remembering it correctly. I don't have those
5 figures here in front of me. You have to
6 understand that everything in the future is merely
7 a projection. And our forecasted budget for the
8 future is based on the proposals as they are
9 written in the Feasibility Study, which, of course,
10 is subject to change. But that's just a
11 projection. So the Army can prepare its cleanup
12 budget for now and in the future. I mean, it's
13 subject to change, and that dollar amount can go up
14 and down. And each year, at least once each year,
15 we have an opportunity to fix the current year's
16 budget with some accuracy, and then throughout the
17 year, at least on a quarterly basis, we have an
18 opportunity to further adjust it based on the needs
19 of the site through reprogramming actions, which is
20 a kind of funding manipulation that we have
21 the authority -- well, not at my level, but at
22 Forces Command level, they have the authority to do
23 that.

24 BOARDMEMBER YOUNGKIN: The
25 Feasibility Study estimates cleanup costs of \$19.5
RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WILKINS: Oh, yes. And
2 that forecasted amount is based on the Feasibility
3 Study and projections that we get from our
4 contractors to clean up the sites that are not part
5 of the Feasibility Study.

6 FACILITATOR KERN: Perhaps, another
7 area of interest to update RAB members would be the
8 Crissy Field working group; where it stands; what
9 kinds of actions or activities have been going on;
10 certain technical things that have come to light.

11 BOARDMEMBER WILKINS: The Crissy
12 Field working group -- well, at this point, we
13 prepared nearly -- well, would you say about
14 two-thirds of the document, Barbara?

15 MS. COUGHLIN: About two-thirds,
16 yes.

17 BOARDMEMBER WILKINS: Somewhere
18 between a half and two-thirds of the document.
19 There's about 14 sections involved. About 12 of
20 them are the actual guts of the RAP. So about half
21 of those are done.

22 The working group has received copies of all
23 of those and are vigorously looking through that
24 information trying to assess its reasonability,
25 things of that nature. So that's currently in the

RESTORATION ADVISORY BOARD MEETING

1 process right now. Our next meeting is Thursday
2 morning. We're going to continue to discuss the
3 sections that have been published for review, get
4 the feedback from comments, if they have any on
5 use sections.

6 One of the other issues, in particular, was
7 the 900 area. In the 900 area, we were originally
8 -- the Army was originally proposing to use
9 phytoremediation technology to remediate lead
10 contaminated soil. The Army received a verbal
11 report on the success of the treatability study for
12 phyto. And the verbal reports stated that
13 phytoremediation does work, but it does not work at
14 a fast enough rate to clean up the lead
15 contaminated soil in an appropriate time for
16 reuse. So a report will be published on that in
17 the future, hopefully, in the short future.
18 It's currently not available, but we will make that
19 available as soon as we get our hands on it.

20 The bottom line is phytoremediation is not
21 going to be the proposed alternative there at that
22 site. The plan is just to excavate the soil and
23 dispose of it off site. So that was kind of a new
24 update in terms of one of the sites within the
25 Crissy Field RAP.

RESTORATION ADVISORY BOARD MEETING

1 study, which we grouped it by inorganics, organics
2 surface water, groundwater.

3 BOARDMEMBER MCKLEROY: That includes
4 the firing ranges, as well?

5 BOARDMEMBER WILKINS: Yes. The
6 Crissy Field Trap and Skeet area is part of the
7 Crissy Field RAP, yes.

8 BOARDMEMBER MCKLEROY: So how many
9 sites are there altogether?

10 BOARDMEMBER WILKINS: Altogether, I
11 think there's about ten.

12 BOARDMEMBER MCKLEROY: And that does
13 not include the petroleum? That does not
14 include petroleum; is that correct?

15 BOARDMEMBER WILKINS: It doesn't
16 include the petroleum sites that are on the fringe
17 areas; that's correct. For example, Building 637.

18 BOARDMEMBER MCKLEROY: Okay, thank
19 you.

20 FACILITATOR KERN: Any word back on
21 how long it did take to do the phytoremediation?
22 That was one of the questions many people have, is
23 how long would it take? Did they give you any
24 idea?

25 BOARDMEMBER HENDERSON: Based on the
RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER HENDERSON: Well, David,
2 we are looking at segregating some of the soils,
3 stabilizing them on site and shipping them off to
4 try to get out of putting them all in a hazardous
5 waste site.

6 BOARDMEMBER WILKINS: Yes, that's one
7 little caveat to the off-site disposal; that's
8 correct.

9 BOARDMEMBER MCKLEROY: Is the Crissy
10 Field an EE/CA, specifically?

11 BOARDMEMBER WILKINS: Yes.

12 BOARDMEMBER MCKLEROY: And will it
13 have the same format as the FS, in that you'll be
14 having groups, types of contaminants, either soil,
15 groundwater, and so forth, with alternatives set up
16 as we're starting to get used to in the FS?

17 MS. COUGHLIN: In the Crissy Field
18 RAP we're going to address contaminates site by
19 site. So it will be Fill Site 7, East of Mason,
20 some of the groundwater sites, and then we'll
21 address the contaminates for each site
22 individually, go through the screening of
23 alternatives.

24 BOARDMEMBER WILKINS: Which is
25 different than what you saw in the Feasibility

RESTORATION ADVISORY BOARD MEETING

1 results of the study so far, and this is just what
2 I heard kind of verbally, so I have to get the
3 exact number, but the plants were extracting lead
4 out at about a rate of 26 milligrams per kilogram,
5 sort of per crop, per year, per crop. You assume
6 maybe four crops a year, so that's about a little
7 over 100 milligrams per kilograms in soil. We
8 sampled the very hottest soil. Most of them aren't
9 this hot, but some soils were well over a 1000. So
10 at that rate you're looking at anywhere between
11 five to 15 years, depending on that rate, which
12 seems like a long time. It may be that the lead is
13 bound up in a form, which, when you run an analysis
14 shows lead. It's not a very available lead,
15 and that's why the plants aren't extracting at a
16 faster rate.

17 Based on the site soils that we gave them,
18 it's a little bit slower than we want. We just
19 can't afford the time, having anything run for 15
20 years. The sampling cost would be large, and the
21 overhead and the management costs.

22 BOARDMEMBER CHEEVER: You said in the
23 responsiveness summary that we would see both the
24 comments and responses of other agencies or
25 individuals; is that right? Because, so far, I've

RESTORATION ADVISORY BOARD MEETING

1 seen the full comments of one technical agency,
2 which is EPA, which is fairly long, but it would
3 actually be extremely interesting and helpful to us
4 generalists, members of the RAB, to see those
5 comments and the responses to them. It would
6 actually answer a number of questions that we might
7 have. So I wanted to just clarify whether the
8 responsiveness summary, for example, would have the
9 entire EPA comments and the responses to those?

10 BOARDMEMBER WILKINS: Yes, it will,
11 and everybody else that comments.

12 BOARDMEMBER CHEEVER: Well, I want to
13 thank you, that would be very helpful.

14 The other thing, which you may have answered
15 before I came in -- and I apologize if you did --
16 do you prefer to have the comments in your office
17 by tomorrow afternoon, or just should they be
18 postmarked by tomorrow?

19 BOARDMEMBER WILKINS: As long as
20 they're postmarked by tomorrow, that's fine. I
21 think that's what it says in the state guidance.

22 FACILITATOR KERN: Other comments of
23 a general nature about other programs at the
24 Presidio? Seeing none, Item 6, the RPM meeting
25 this morning.

RESTORATION ADVISORY BOARD MEETING

1 clarification of the land uses so that we could
2 avoid any further confusion about interpretation of
3 the GPA; we could just get it straight from the
4 source.

5 And another area was on the reuse schedule
6 of main installation areas from the Presidio
7 Trust. And the Park Service -- well, Roberta was
8 there this morning. She mentioned that those
9 issues are still being discussed and they are
10 working on a response. That's just kind of a
11 status of those action items.

12 BOARDMEMBER YOUNGKIN: The RPM
13 meeting also talked about the responsiveness
14 summary. We already talked about that tonight.
15 There was a status report on DEH sampling and
16 sampling at DCB excavations at Building 1153 and
17 680. Would you like to run through those again,
18 Bruce?

19 BOARDMEMBER HANDEL: Sure. I talked
20 about the DEH area, as well 680 and 1153. I guess,
21 to summarize 680 and 1153, that's the PCB soil
22 removal. We removed approximately 220 yards of
23 soil from Building 680. There are remaining,
24 approximately, 25 to 50 yards left to remove. We
25 are currently experiencing a funding shortfall.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER YOUNGKIN: Well, I missed
2 the first topic, Coast Guard. Was there anything
3 in the Coast Guard topic that was significant?

4 BOARDMEMBER WILKINS: The first few
5 issues were really just a status report on some
6 letters. The State owes the Army a response to a
7 couple of issues that it had. One was a letter
8 that the State was going to send to the Coast Guard
9 regarding the workplan for the additional
10 sampling. And that letter is going to come out
11 this week, Romy said.

12 And the other issue was a letter from the
13 State to the Army regarding Operable Unit 1, and a
14 statement regarding that the State could not
15 certify that site because of the lead-base paint in
16 soil within Operable Unit 1. And that is also
17 prepared for signature and should come out this
18 week.

19 The other three letters were letters either
20 from -- one was from the Army expecting response
21 from the Park Service regarding the no use for
22 excavating soils generated at the Presidio. This
23 was generated specifically because of an issue at
24 the 900 area.

25 The second one was regarding the
RESTORATION ADVISORY BOARD MEETING

1 And we anticipate funds first quarter of FY98 to
2 resume activities there.

3 At 1153 we removed, approximately, 60 cubic
4 yards of soil from there, and we have confirmation
5 sampling, and the sites will be, essentially,
6 turned over to the YMCA through the Park Service.

7 The DEH area, we conducted some sampling
8 prior to the development of a workplan and our
9 remediation plans there. We wanted to ensure that
10 some of the sampling was done prior, to
11 characterize the site well enough, as well as
12 getting an understanding of the distribution of
13 soil following some demolition activities by the
14 Park Service.

15 It looks like for the Building 283 area the
16 lead concentrations were below our cleanup level.
17 They range from 50 milligrams per kilogram to 356
18 milligrams per kilograms.

19 For Building 268, we primarily were looking
20 for chlordane as well as other organic-chlorine
21 pesticides. It appears that we have unilateral
22 extent of the contamination defined by laboratory
23 analysis. It also appears that some of the
24 contamination is outside the perimeters of the park
25 towards the Marina. There's a city -- I think,

RESTORATION ADVISORY BOARD MEETING

1 it's a city water plant or distribution facility
2 there. It appears that some of the contamination
3 by chlordane enters onto that land.

4 We also looked at the Building 269 area. We
5 are looking for petroleum as well as chlordane.
6 And there is petroleum hydrocarbons there in the
7 soil in excess of our site cleanup requirements,
8 and it looks like the chlordane was below our
9 cleanup requirements there.

10 I should have a sampling summary report
11 available to the public on or about September
12 17th.

13 BOARDMEMBER ULLENSVANG: Could you
14 say when the workplan for the excavation would be
15 coming out?

16 BOARDMEMBER HANDEL: About the same
17 time.

18 BOARDMEMBER YOUNGKIN: The other
19 topic, which David touched on briefly, was the
20 Public Health Service Hospital, and the issue of
21 lead-base paint in soil. Do you think, Romy, you
22 could explain to us what that was about?

23 BOARDMEMBER FUENTES: Briefly, I want
24 to mention that there's this disagreement between
25 the State and Army with regards to what statute to
RESTORATION ADVISORY BOARD MEETING

1 residential.

2 BOARDMEMBER FUENTES: Because, even
3 for residential buildings we disagree with use of
4 HUD Guidance as a standard for cleanup. We want to
5 make use of the State regulation, Chapter 6.8 of
6 the Health and Safety Code. And CERCLA has a
7 standard to clean up for residential and
8 nonresidential buildings.

9 BOARDMEMBER WALTERS: So what's the
10 Army's position on this?

11 BOARDMEMBER WILKINS: As we told Romy
12 this morning, we're willing to discuss these
13 matters or some of the proposals that he talked
14 about. We're willing to try to come up with ideas
15 to move the process along. But we also told him
16 that we don't know if we have the authority, at
17 this point, to execute any of those, assuming that
18 we come up to some agreeable manner in which to
19 deal with the lead-base paint in soil issues. But
20 we agreed to look at some of these proposals and
21 try to work on an alternative in the meantime.

22 BOARDMEMBER WALTERS: So you don't
23 have the authority and the funding, too, to address
24 these issues?

25 BOARDMEMBER WILKINS: Well, yes.

RESTORATION ADVISORY BOARD MEETING

1 apply to cleanup of lead-base paint at the
2 Presidio. This is the main reason why we deterred
3 the approval of the certification of Operable Unit
4 1, which is the former Public Health Service
5 Hospital.

6 I suggested that we go back and continue the
7 dialogue, locally, because this issue has been
8 elevated to the highest level between the Secretary
9 of the Army and also our management in my
10 department and EPA. And the issue hasn't been
11 resolved. And instead of waiting for the
12 resolution, I suggested that, maybe, we can come up
13 with some solution for the Presidio, because I
14 think we need to have an inventory of all the
15 buildings; some of the buildings might not be of
16 concern. Maybe we're talking about a few buildings
17 that need to be remediated.

18 So I'm encouraging the Army and the rest of
19 the regulators to continue the dialogue with
20 regards to the lead-base paint.

21 BOARDMEMBER WALTERS: Romy, you are
22 talking about lead-base paint at nonresidential
23 buildings?

24 BOARDMEMBER FUENTES: Both.

25 BOARDMEMBER WALTERS: Both. And

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER MCKLEROY: Was this
2 dispute based on cleanup levels, or was it based on
3 actual intention to consider it as part of your
4 job, the Army's job? Where does the dispute lie,
5 other than which laws cover it? What does that,
6 specifically, state?

7 BOARDMEMBER WILKINS: Well, the issue
8 is which regulation applies. I mean, that's the
9 main issue. When the Army established its asbestos
10 and lead-base paint survey and protocol and program
11 for base closure properties, that Army Guidance and
12 that Army program was based on EPA/HUD Guidelines
13 for addressing lead-base paint and asbestos in
14 federal housing property.

15 BOARDMEMBER WORK: HUD property.

16 BOARDMEMBER WALTERS: HUD property.

17 BOARDMEMBER WILKINS: That's what the
18 program was based on.

19 BOARDMEMBER MCKLEROY: And then,
20 Romy, you're saying that the State Guidelines,
21 you're using another statute, is that a State
22 statute?

23 BOARDMEMBER FUENTES: Yes. We're
24 using the California Health and Safety Code,
25 Chapter 6.8, which is, essentially, consistent with

RESTORATION ADVISORY BOARD MEETING

1 the CERCLA process. Part of the process is to
2 include the public as we present you the proposed
3 remedy, and you comment on it, if it is sufficient
4 or adequate. The HUD process doesn't have public
5 participation.

6 BOARDMEMBER MCKLEROF: Do either one
7 of those have lead action-level figures?

8 BOARDMEMBER FUENTES: Like I said, we
9 are consistent with CERCLA. Right now we have
10 developed numbers for residential use or
11 recreational use, and those are all specific to
12 what type of reuse.

13 BOARDMEMBER MCKLEROF: When is it
14 going to be -- when's the bell ring here and we
15 find out?

16 BOARDMEMBER WILKINS: This dispute
17 has been going on for about 18 months now, and
18 there's no clear decision in sight; I'm sorry to
19 inform you.

20 BOARDMEMBER HENDERSON: This is not
21 only here, it's at almost every military
22 installation. It affects every federal or state
23 installation. It's not just DOD, it's nationwide.
24 Because once this happens, other things happen
25 too. That could get very expensive very quickly,
RESTORATION ADVISORY BOARD MEETING

1 and I think people are being very, very careful
2 about it.

3 BOARDMEMBER YOUNGKIN: You have
4 talked about maybe going out and surveying the
5 area?

6 BOARDMEMBER FUENTES: We went there
7 today.

8 BOARDMEMBER YOUNGKIN: Any
9 conclusions?

10 BOARDMEMBER FUENTES: We saw a lot of
11 paint chips coming out of the facade of the
12 building. Some are made out of bricks so we're not
13 really concerned about that. We also saw some
14 residential buildings that are covered with
15 woodchips, so those are the areas where the Army
16 detected high levels of lead, between 400 to 800
17 parts per million.

18 BOARDMEMBER WORK: You can't do a lot
19 with a visual survey, and there's not really much I
20 can add to what Romy just said. There is peeling
21 paint. Whether or not lead is there in hazardous
22 levels really can't be determined visually.

23 BOARDMEMBER YOUNGKIN: This was in
24 nonresidential buildings?

25 BOARDMEMBER WORK: We saw quite a bit
RESTORATION ADVISORY BOARD MEETING

1 of peeling paint on nonresidential buildings, but
2 we also saw some on the residential, as well.

3 BOARDMEMBER HULTGREN: Does that
4 problem also include what I used to think of as the
5 dental facility?

6 BOARDMEMBER FUENTES: Yes, there is a
7 Chinese/American school there.

8 BOARDMEMBER HULTGREN: And that's
9 also involved in the same lead-base paint problem?

10 BOARDMEMBER WILKINS: Yes. So the
11 concerns that Romy expressed would apply to that
12 particular structure.

13 BOARDMEMBER YOUNGKIN: Thank you. I
14 think that about covers the RPM meeting
15 discussion.

16 BOARDMEMBER MCKLEROF: I have a
17 follow-up question on the lead. What are the
18 technologies that are possible for a lead cleanup
19 from removal to -- is there any soil washing or any
20 type of thing that can deal with this paint chip
21 item? Is there a technology that has ever been
22 employed for that to somehow treat, at least, what
23 may be lead-base paint chips? Is there a
24 technology in place to deal with that in soil
25 without exacerbating the problem and pulling the

RESTORATION ADVISORY BOARD MEETING

1 chips out?

2 BOARDMEMBER HENDERSON: Yes and no.
3 There are a lot of techniques that a person can
4 use. There's soil washing, as you mentioned, which
5 requires excavating the soil around it and then
6 somehow washing it either with a solvent or an
7 acid to extract the lead that's in the soil, and
8 then you have waste streams. But washing is a
9 pretty messy operation. You have a lot of waste
10 streams going off; you've got wash waters; you've
11 got rinse water; you've got courses. Whether it
12 would be real effective in getting the lead out of
13 the paint chips, usually that tends to work if the
14 lead is soluble. I don't know how soluble the
15 paint chips would be in any kind of soil washing
16 process.

17 There's other techniques that one could use,
18 but the in-situ technique is very expensive and
19 difficult to do, because you've got a small area
20 around each house. So that's kind of been ruled
21 out. There are techniques where you can stabilize
22 the soil around a house so that whatever lead is
23 either ingested or comes in contact, in a form that
24 is soluble, like animal or kids, or what not, but
25 that has problems, too, that would be expensive.

RESTORATION ADVISORY BOARD MEETING

1 Sometimes plants don't grow well in that kind of
2 soil that's been stabilized, not due to the lead,
3 but because of what you have to do with the soil
trix to bind it up.

Probably the easiest thing, or probably one
6 of the costliest, is to excavate soil out similar
7 to what we're doing in the EE/CAs, and then either
8 stabilizing the soil so you can take it off to a
9 nonhazardous landfill, the soils that are below the
10 1000 ppm.

11 Stabilizing it, you can use lots of different
12 things out there. And there's some very
13 interesting stuff. You could excavate soils and
14 put them in live areas. You can impress the
15 current across them and act like a giant plating
16 operation, but there's a lot of cost in that.
17 Again, you have the lead bound up in the paint
18 flakes. There is a difference in a smelter site,
19 where you've got lead that's probably a little
20 easier to leach out. The paint flakes, themselves,
21 present a problem and you can't separate the paint
22 flakes out, because they range from large pieces to
23 pieces that are as big as the soil, so there's no
24 way you can sieve them out. It's not like sieving
25 bullets out.

RESTORATION ADVISORY BOARD MEETING

1 the number -- then you have to do what's called a
2 California waste extraction test. And with that,
3 you shake the soil up with a very mild acidic
4 compound. If that leaches out a concentration of
5 lead, then it's still a hazardous waste.

6 So if the soil doesn't pass either of those
7 two tests, then it has to be taken off to a Class 1
8 landfill, which is a for hazardous waste. If you
9 can pass the waste extraction test, it can go to a
10 Class 2 landfill, which is designated waste.

11 California has got a whole series of waste laws
12 which make it challenging for us. We have some
13 revised costs for Class 1 disposal.

14 Part of the problem is, it's a hazardous
15 waste, and the Army is liable forever. So even
16 though it may cost a little bit more up front, it's
17 to our benefit if we stabilize the soil so we can
18 send them off to a Class 2 landfill, which is not a
19 hazardous waste landfill.

20 BOARDMEMBER YOUNGKIN: In the
21 Feasibility Study are there stipulations that are
22 part of the Class 1 disposal in the cost
23 estimates?

24 MS. COUGHLIN: Those are Alternative
25 5, in the Group 1 inorganic sites.

RESTORATION ADVISORY BOARD MEETING

1 So it's a fairly difficult, challenging
2 process. The quickest way is to excavate it and
3 somehow treat the excavated soil so it doesn't
4 become hazardous waste.

5 BOARDMEMBER MCKLEROY: How deep is
6 the lead contamination, generally?

7 BOARDMEMBER HENDERSON: I think from
8 some of our studies that we've seen it's zero to
9 three inches. It doesn't migrate in the soil, but
10 most of the samples that we've taken indicate that
11 after three inches it drops off very, very
12 quickly.

13 BOARDMEMBER MCKLEROY: When I was
14 reading the FS there was reference to the landfill
15 costs at Class 1, 2 and 3 landfills. Have those
16 costs changed at all, or since that document has
17 come out? I mean, just to get an understanding,
18 and whether the lead-base paint that might be taken
19 -- what classification for that landfill would be
20 required?

21 BOARDMEMBER HENDERSON: If you have
22 soil that has lead, granted, at 1000 milligrams per
23 kilograms, by this state, and only in this state,
24 that's classified as hazardous waste. If it's
25 below 1000, but, I think, if it's above -- I forget

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER YOUNGKIN: What does the
2 lack of certification really mean? How does it
3 affect things?

4 BOARDMEMBER WILKINS: Well, you have
5 bases where the local community is involved, and
6 there are documents that could be held up for that
7 type of reason; it has that type of impact. I
8 mean, it means that here is a parcel of property
9 that we spend a lot of money executing the
10 requirements of the Record of Decision for that
11 area, and yet, we cannot get closure from the State
12 in saying the job is done.

13 BOARDMEMBER YOUNGKIN: But the
14 property is already transferred here.

15 BOARDMEMBER WILKINS: Yeah, but you
16 were asking me what it means to the Army. It has
17 the same impact as if we were at Fort Ord, and they
18 were trying to transfer a piece of property and the
19 State said, "We're not going to approve," not
20 finding it suitable to transfer, because of lead in
21 the soil or something like that.

22 BOARDMEMBER YOUNGKIN: Okay, thank
23 you.

24 BOARDMEMBER WORK: Could there be
25 hindrances to the leasing of property if this OUI

RESTORATION ADVISORY BOARD MEETING

1 lacks state certifications?

2 BOARDMEMBER ULLENSVANG: The Park
3 Service has considered that. That is a potential
4 impact to leasing.

5 FACILITATOR KERN: Any other topics,
6 questions, for the RPM meeting, Feasibility Study,
7 Base-wide Program?

8 BOARDMEMBER MCKLEROY: I see that
9 looking down the road we're going to have --

10 presumably the Trust will be coming into form, and
11 they are, presumably, going to want to be leasing
12 buildings, and that the Park is going to be doing
13 their wetlands restoration and the Army will be
14 doing this cleanup. Are there any contingency
15 plans on trying to make it so people can do what
16 they have to do and not have people get in the way
17 and, particularly, have the Trust operations held
18 up on their high priority situations?

19 BOARDMEMBER WILKINS: Well, that's a
20 very good question. And that's why the Army has
21 asked the Park Service, in writing, to try to
22 synchronize and try to coordinate our efforts with
23 the efforts of the Park Service and/or those areas
24 of the Presidio where they have jurisdiction and
25 responsibility, as well as the Trust. So I think

RESTORATION ADVISORY BOARD MEETING

1 cleanup. Is it a potential that will happen
2 elsewhere on the Presidio? There's certainly the
3 potential for that, yes.

4 BOARDMEMBER MCKLEROY: And who's
5 going to fashion the budget so that they'll -- you
6 knew what the funds were, presumably, for whatever
7 quarter you were operating in, and either you had
8 cost overruns or funding was inadequate in the
9 first place. Is that funding under your purview?

10 BOARDMEMBER WILKINS: Yes, it is.
11 But I would not describe the situation as the
12 funding being inadequate or that there were cost
13 overruns, because that has a certain kind of
14 perception that goes with that.

15 The fact of the matter is, just that the
16 amount of cleanup required at Building 680 was more
17 than what was projected based on the
18 investigation. So the estimates that were used to
19 request and obtain the funding was based on our
20 best scientific judgment, based on investigation of
21 the site. But as with any type of environmental
22 cleanup you may always, or there's a potential for
23 finding things that you didn't think were there,
24 that you did not know about when you were doing
25 your initial investigation.

RESTORATION ADVISORY BOARD MEETING

1 the sooner that they can formulate those responses
2 and have those discussions with the Army, the
3 sooner we can answer that question for you.

4 But right now, the only thing I can say is
5 that the intention is to synchronize our efforts,
6 coordinate our activity, so that we're not stepping
7 on each other's toes and that the cleanup can be
8 done in time for the scheduled reuse of the various
9 parts of the Presidio.

10 BOARDMEMBER ULLENSVANG: If I can
11 answer, also. There is an element of concern on
12 our part about Crissy Field. And we've identified
13 the schedule, and we're moving forward with the
14 Park Association to have a spring of 1998
15 construction start on Crissy Field Restoration.
16 There is great concern on our part regarding the
17 timing and decision of cleanup and everything.

18 BOARDMEMBER MCKLEROY: And do you see
19 -- you mentioned one item that came up in the DEH,
20 and that funding ran out and seemed like
21 construction or remediation came to a halt. Would
22 that potentially be a problem in the Crissy Field
23 area?

24 BOARDMEMBER WILKINS: The area was
25 not DEH, it was, actually, Building 680, the PCB
RESTORATION ADVISORY BOARD MEETING

1 That same event has happened with the field
2 distribution system. If you look through your
3 packets that you get from IT on a monthly basis,
4 you can see, at least not every month, but on
5 occasion, they have found additional sections of
6 pipeline that were not previously known about,
7 despite the best efforts of the survey team that
8 came out here a couple of years ago trying to map
9 the fuel distribution system. In those cases we do
10 our best to respond, to address those concerns.

11 Unfortunately, the Army does not have the
12 authority to park money or to keep money set aside
13 as a contingency. Neither, can we over inflate our
14 estimates for doing cleanup.

15 In other words, we have to submit a realistic
16 estimate for doing cleanup. And in the event that
17 when we are out on the ground implementing that
18 cleanup it is determined that the contamination is
19 ten more feet farther laterally -- so we have
20 another 100 cubic yards, for example, to clean
21 up -- then we have to go through some reprogramming
22 action to try to move dollars around our existing
23 budget to cover that cost, or request monies, in
24 this case, from the next fiscal year and do the
25 work then.

RESTORATION ADVISORY BOARD MEETING

1 In the case of Building 680, I'm working with
2 the Corps of Engineers to determine if funds can be
3 reprogrammed within our existing budget to cover
4 at cost growth, so we can finish the cleanup at
5 instead of waiting for newly requested funds
6 from the FY98 budget.

7 BOARDMEMBER MCKLEROY: That leads
8 into quite a bit of the feedback that I've gotten
9 on the FS as to the concept of a contingency fund
10 for unfound sites, and you're saying that your
11 system doesn't allow for them, and that's something
12 that would be nice to have. If there was any way
13 to work on that, that would be an avenue, I think,
14 to look into.

15 BOARDMEMBER WILKINS: Yes, that's a
16 good point. I mean, it would be nice to have, but
17 the problem is, is that all of our funding is
18 Congressionally appropriated and if this Base and
19 every other Base said, "We'd like to have a
20 20-million dollar stash of contingency money to
21 cover any conceivable, possible underground storage
22 tank or section of pipeline or extension of PCB
23 cleanup," or whatever, you multiply that by all the
24 bases in DOD and the appropriation that we're going
25 to request from Congress would skyrocket. That's

RESTORATION ADVISORY BOARD MEETING

1 So what David is describing is a very
2 accurate process. It's like going in for
3 exploratory surgery; you hope for the best and just
4 help the patient as fast as you can. Working the
5 private sector, try handing somebody a bill for
6 three times what they thought they were going to
7 get, that's a real fun job.

8 BOARDMEMBER WALTERS: So has the Army
9 allocated enough money to address the Crissy Field
10 cleanup issues during FY98?

11 BOARDMEMBER WILKINS: Yes, we think
12 we have. It's based on what we know about the site
13 from the RI, from some additional investigations
14 that were done beyond the RI. For example, we did
15 an additional sampling and investigation in the 900
16 area, which gave us a clear picture of what our
17 estimate needed to be there. So that was adjusted
18 from a year ago. We just finished some sampling at
19 the DEH that Bruce went over earlier to give us a
20 clear picture of what the cleanup requirements are
21 going to be there. At this point, we think we
22 have, but once we get out in the ground, that may
23 change.

24 BOARDMEMBER WALTERS: So, Brian,
25 what's your concern right now?

RESTORATION ADVISORY BOARD MEETING

1 why we're not allowed to do that. We have to base
2 our budgets on sound engineering estimates based on
3 investigations, and that's what we do. So we don't
4 have the authority to set up a contingency pool and
5 try to bankroll money into that for those types of
6 situations.

7 BOARDMEMBER MCKLEROY: In fact, the
8 cleanup costs, if you do run into another --
9 discover another tank or another few feet of
10 pipeline, those are true cleanup costs that are
11 required to be cleaned up and they will come from
12 that budget one way or another. It's just that
13 that's a lot harder to get, that last 10 percent?

14 BOARDMEMBER WILKINS: It's just a
15 matter of when; that's correct.

16 BOARDMEMBER ROSENBAUM: Well, working
17 in the business, it goes the other way sometimes,
18 too. You can do an estimation based on borings and
19 depths and you generate less material than you
20 think. And with all the testing and analysis, this
21 is not an exact science. I mean, you get a
22 two-dimensional map that looks great, but once you
23 open a hole and start chasing and keep doing more
24 and more confirmatory sampling, you never know what
25 you're going to get.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER ULLENSVANG: Our concern
2 is that the Army has indicated it will be six
3 months from the signing of the Crissy Field RAP
4 until the cleanup is complete. And we're looking
5 at an April, 1998 start. And the draft RAP is not
6 yet written, and it has not yet gone out for the
7 30-day public comment.

8 FACILITATOR KERN: Any other
9 questions?

10 BOARDMEMBER GIRARDOT: I never
11 understood why those dates are so important.

12 BOARDMEMBER ULLENSVANG: It has to do
13 with construction. And you need to do that during
14 summer, as opposed to try to do it during the rain,
15 because there will be a fairly significant amount
16 of earth movement, as you can imagine, as well as
17 having the earth movement done in time to get the
18 initial planting in ahead of the winter growing
19 season. So that a week or two isn't going to
20 matter, but if it slips six months, then it would
21 be seasonally out of cycle, and it would be much
22 more difficult to implement.

23 BOARDMEMBER YOUNGKIN: Are the EE/CAs
24 still being resurrected to address that, or how did
25 that discussion go? Are the EE/CAs going to be

RESTORATION ADVISORY BOARD MEETING

1 separate, or are they being rolled into the RAP, at
2 this time?

3 BOARDMEMBER WILKINS: I think the

4 answer to that is both. We're pursuing the path
5 of at least trying to complete the EE/CAs and an
6 associated action memorandum, and perhaps executing
7 that cleanup before the Crissy Field RAP gets
8 done. If it looks like the Crissy Field RAP is
9 discussions and reproductions of the RAP, the
10 working group is going to take longer than
11 expected. If that one piece of it can get resolved
12 and that cleanup can be done, then the finalization
13 of that will, of course, be rolled into the Crissy
14 Field RAP to present it as a final course of
15 action, or a final remedy, because EE/CAs are, from
16 a legal standpoint from the State, are only
17 considered as an interim action, they're not a
18 final action.

19 BOARDMEMBER HOOPER: I'm curious to

20 know about the larger jigsaw puzzle of the
21 cleanup. Is there a remaining Feasibility Study to
22 be done for the Golden Gate Bridge and Highway
23 District? Is that correct?

24 BOARDMEMBER WILKINS: I'm not exactly

25 sure of the schedule of the Bridge District's

RESTORATION ADVISORY BOARD MEETING

1 RI, and then the Bridge District executed the
2 cleanup of that site.

3 BOARDMEMBER HOOPER: So the State has
4 approved breaking that part off?

5 BOARDMEMBER WILKINS: Well, they were

6 the responsible agency. The Bridge District
7 recognizes their responsibility, and they assume
8 that responsibility, yes. And they already
9 conducted an abatement action there in the bone
10 yard, which is the area that was described in the
11 RI. The bone yard is their maintenance area as
12 you're going about Aviation Row on Lincoln
13 Boulevard. When you go into the bridge toll plaza,
14 it is just off there to the right.

15 BOARDMEMBER HOOPER: So that work has
16 been completed, and the State signed off on it?

17 BOARDMEMBER WILKINS: Well, I don't
18 know, he's not the project manager of that site.

19 BOARDMEMBER HOOPER: Are there any

20 other elements to the puzzle that haven't been
21 investigated, of the larger Presidio? Is this FS
22 just for the Main Installation?

23 BOARDMEMBER WILKINS: I don't believe

24 so. I think, with all the various programs that we
25 have available, that all the areas of the Presidio

RESTORATION ADVISORY BOARD MEETING

1 cleanup. The State of California recently
2 published a fact sheet on behalf of the Bridge
3 District for that site that talked about -- well,
4 the fact sheet was presented, because they had a
5 change in their RAP regarding the management of the
6 soils. I think they were originally going to do
7 some stabilization. They changed that. I think
8 they're going to excavate the soil.

9 BOARDMEMBER ULLENSVANG: David, I

10 think Molly was asking not about the lead
11 abatement with respect to the seismic work, but
12 with respect to the contamination that was
13 originally started in this FS, and then what you
14 have passed onto the Bridge District.

15 BOARDMEMBER WILKINS: As I recall,

16 and I would have to look back to research it, as I
17 recall, the main problem that we saw in the Bridge
18 District area that was presented in the RI, was
19 contamination found in the drainage ditches. And
20 the Bridge District had an abatement project to
21 address all of those areas in the drainage ditches
22 some time ago. Actually, I remember you and I
23 went out there and we took samples from the
24 drainage ditches to verify the contaminants of
25 concern in those areas that were targeted in the

RESTORATION ADVISORY BOARD MEETING

1 have been characterized in terms of -- it's either
2 in the Feasibility Study or it's in one of the
3 other programs.

4 BOARDMEMBER HENDERSON: There is a

5 small RI/FS that's going to come out for the
6 remaining firing ranges.

7 BOARDMEMBER HOOPER: But short of

8 that?

9 BOARDMEMBER WILKINS: It's in some

10 program. It's either in the Main Installation or
11 Petroleum Program. It's either in the separate
12 RI/FS for the firing ranges, or it's either in the
13 Closure Compliance Programs. Non-petroleum
14 underground tanks are going to be lumped together
15 in the RI/FS with the firing ranges, because that's
16 just a separate process. It makes sense to put all
17 those together, because the process is the same.
18 That's for those CERCLA tank sites.

19 BOARDMEMBER HOOPER: And when is that
20 anticipated?

21 BOARDMEMBER WILKINS: We're still

22 investigating a lot of those sites, so we are still
23 in the site-investigation phase, which is the first
24 part of the RI/FS process, so that is certainly
25 ongoing.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WORK: I'd like to modify
2 or just add something. It is the lead-base paint
3 in the nonresidential areas that are currently not
ing addressed under any program.

BOARDMEMBER WILKINS: That's

6 correct.

7 FACILITATOR KERN: Very good. Other
8 questions? Last call. Any action items or
9 expectations people would like to see for our next
10 meeting in October?

11 Probably one thing might be some idea about
12 possible responses or some characterization of the
13 comments received. That might be possible.

14 And community members, if you have agenda
15 items that you'd like to see, be sure and get them
16 to Mark. Other comments? Without objection, we're
17 adjourned. Thank you for coming tonight.

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RESTORATION ADVISORY BOARD MEETING

1 REPORTER'S CERTIFICATE

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3

4 I, Elizabeth Valstad, do hereby certify that
5 the foregoing is a true and correct statement of
6 the testimony and proceedings had in the
7 within-entitled matter and that the same is a full,
8 true and correct transcription of the shorthand
9 notes as taken by me in said matter.

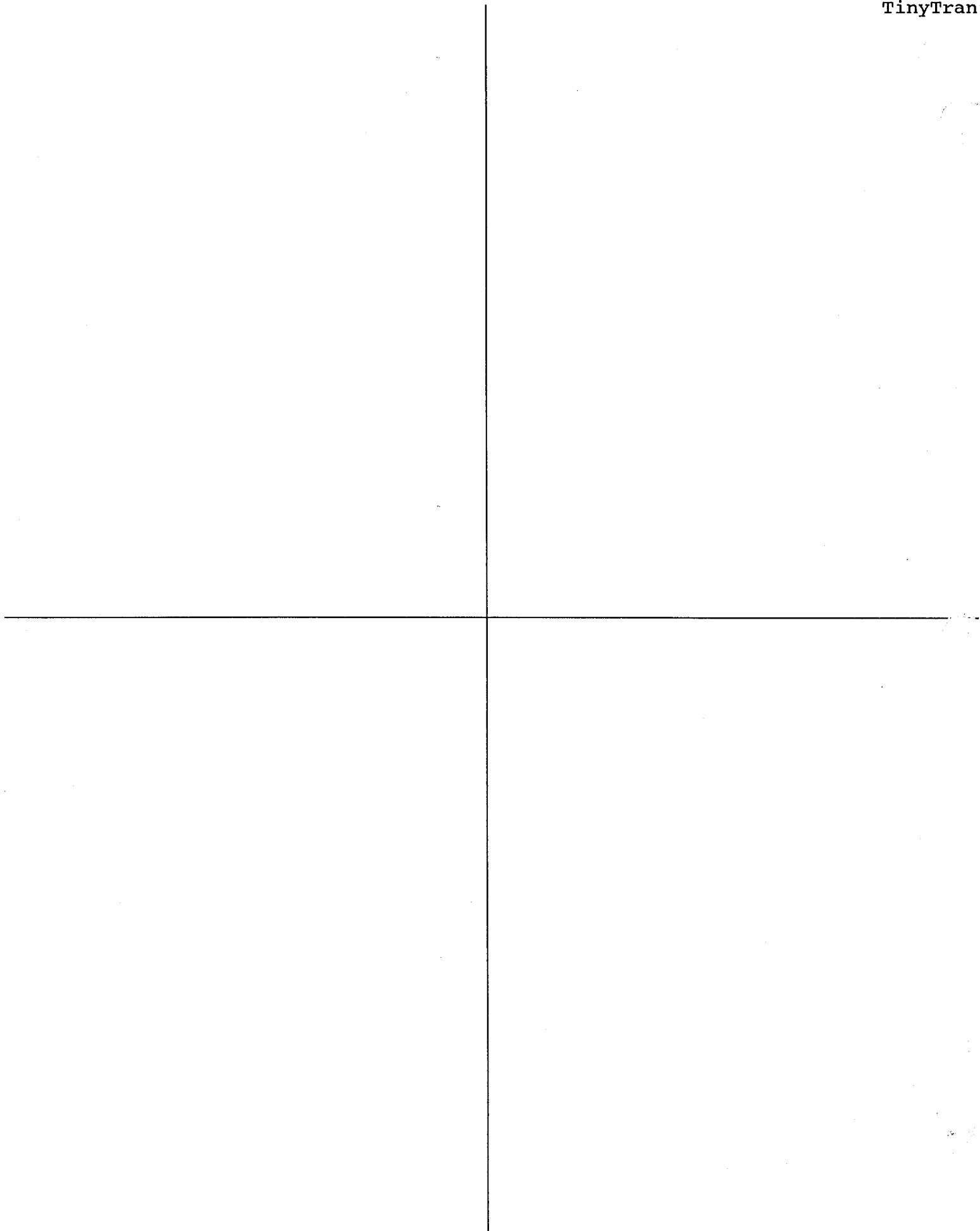
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12 Dated: At San Francisco, California this
13 _____ day of _____, 1997

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Elizabeth Valstad

RESTORATION ADVISORY BOARD MEETING



1 THE RESTORATION ADVISORY BOARD MEETING

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5 TUESDAY, OCTOBER 14, 1997

6 HELD AT

7 THE GOLDEN GATE CLUB

8 135 FISHER LOOP

9 GRAND BALLROOM

10 PRESIDIO OF SAN FRANCISCO, CALIFORNIA

11 7:00 P.M.

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REPORTER'S TRANSCRIPT OF PROCEEDINGS

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15 DOUG KERN

16 LEEANN LAHREN

17 ANDREW LOLLI

18 BRUCE MCKLEROF

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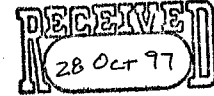
21 LOUIS ROSENBAUM

22 BRIAN ULLENSVANG

23 MARTHA WALTERS

24 DAVID WILKINS

25 MICHAEL WORK



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C.2

1 FACILITATOR KERN: Good evening

2 everyone. This is the Presidio Restoration

3 Advisory Meeting. Does everyone have an agenda for

4 tonight's meeting? Are there any additions,

5 changes, comments for the agenda? You may notice

6 tonight that we don't have the usual mike set up,

7 and so those of you that don't have mikes are going

8 to need to speak up very clearly and distinctly for

9 our reporter tonight. Thank you.

10 Item No. 2. I think David is going to be

11 showing up soon. Moving rapidly through the agenda

12 to Old Business. Everything is in the New Business

13 category. Committee Business.

14 BOARDMEMBER YOUNGKIN: Well, the RAB

15 committee meeting was on September 23rd. We talked

16 about several subjects, first of which was the

17 Crissy Field RAP. We had a rather long discussion

18 on that. We discussed the Feasibility

19 Responsiveness Summary, the lead-base paint issue

20 at unit one, and briefly, we discussed the Nike

21 Missile Base, and the schedule for the cleanup of

22 that.

23 The next committee meeting was scheduled for

24 October 28th, but it's the same night as the

25 scheduled Crissy Field RAP public discussion

1 meeting. My thoughts are that we're probably going

2 to talk about the Crissy Field RAB committee

3 meeting anyway, so we would just merge the

4 committee meeting into the discussion or we can

5 schedule another committee meeting to discuss the

6 Crissy Field RAP. And we'll be talking to people

7 and see what your feelings are.

8 FACILITATOR KERN: Thank you. We're

9 onto to Item No. 5.A., which is the Crissy Field

10 RAP Presentation and Discussion, Corps of Engineers

11 and the Army Environmental Center.

12 BOARDMEMBER HENDERSON: Tonight we're

13 going to give you a kind of brief overview of the

14 Crissy Field RAP, how we got to where we are with

15 it. Cathy Patton will give an introduction

16 starting with a kind of the general process, and

17 then after that Bob Boggs from IT Corporation will

18 also give some information on the specific sites

19 themselves, and the remedies that we chose. The

20 intent of this is an overview. We're trying not to

21 get into any heavy detail because it's all in the

22 Crissy Field RAP itself, and we're not sure if

23 everyone has read it at this point.

24 MS. PATTON: As Roger said, we're

25 going to talk tonight on a summary of the Crissy

5

1 Field RAP and the objectives, and also discuss the
2 sites that were included in it, the sites that were
3 not included in the Crissy Field RAP, and the
4 process that we use in the evaluation that was
5 presented in the RAP, that will be sort of a
6 summary. And then as Roger mentioned, Bob Boggs is
7 going to talk about each site and the technical
8 evaluation for each site. So those of you who have
9 had a chance to look at this, hopefully it will
10 help clarify some issues and it will put some of
11 the information into context for you. We won't
12 have time to address a lot of the specific
13 questions tonight, but we encourage you to provide
14 any comments during the comment period.

15 The Crissy Field RAP is essentially a remedy
16 selection document. If you recall, the sites for
17 Crissy Field were pulled out of the Main
18 Installation work that's being done so we could
19 expedite the plan that we use for these sites. The
20 sites that are in the Main Installation Program
21 will continue through that process that's already
22 been established to meet the plan set for the
23 wetlands restoration.

24 The response actions for the selected
25 remedies for Crissy Field are intended to fully

7

1 of the project area and the soil contamination was
2 above cleanup levels.

3 Another thing that we looked at, the samples
4 that we collected, if the risk assessment that we
5 conducted showed that there was risk, unacceptable
6 levels of risk at a site. If there was no
7 contamination then those are weren't included
8 because they don't need to be remediated.

9 We also looked to see if the sites were
10 covered under other programs. For example, this is
11 table from the RAP, we looked at a site, such as
12 the DEH area, which is covered within another
13 program, such as the RAP. That's being done for
14 the DEH area because these sites are addressed in
15 another program.

16 So that's a brief summary of how we decided
17 to include sites or exclude sites. Now I think
18 there is good consensus about how that was done.

19 I'd like to talk now about the evaluation
20 process that we used to conduct the RAP process
21 which follows both EPA and DTSC Guidance, that is
22 EPA/DTSC guidance for conducting the remediation
23 action plans for RAPs. And in accordance with
24 these guidance documents the RAP summarizes the
25 site characteristics and the risk assessments. It

6

1 address the contamination and provide for the final
2 remedy at the site in Crissy Field, and this is a
3 list of the sites that were included. East of
4 Mason, Fill Site 7, the wetlands area, the Crissy
5 Field Rifle Institute and Skeet Range, Buildings
6 643, 920, 924 Target Range, the 950, area and the
7 groundwater at Building 979 and Building 937 and
8 Fill Site 7, those were the sites that were
9 included.

10 I'd like to talk briefly about those so you
11 have a frame of reference for the sites that were
12 included or excluded. How did we decide what sites
13 we would look at and what sites were not looked
14 at?

15 First thing we looked at were the locations.
16 Are the sites within the Crissy Field study area?
17 Go to Figure 4.1 in your document or in the RAP.
18 If they fell outside of the footprint, and this was
19 a contaminated site or a site that fell outside of
20 the footprint or had a groundwater issue and the
21 plume did not impact the proposed wetlands area,
22 then those sites were not included as they won't
23 impact the schedule or the proposed schedule of the
24 restoration of the wetlands. In addition -- well,
25 sites were included if they were in the footprint

8

1 looks at different technologies and alternatives
2 for remediation and cleanup.

3 The process that we used is sort of a
4 three-phase process. We looked at initial
5 screening technologies and alternatives, looked at
6 the effectiveness and implementation of it, and its
7 costs. So if it wasn't going to be effective, or
8 there's no way to implement it, then why carry it
9 through the whole process?

10 The second thing we did is a detailed
11 analysis of the nine criteria that are specified in
12 the guideline documents, and Bob will talk about
13 these. They were human health risks and ecological
14 risk, costs, again, implementation, and those kinds
15 of things. And then the RAP compares all the
16 different alternatives and looks at them with
17 respect to the others. So this is the
18 screening-level input that we used here, and it
19 provides a specific direction and helps facilitate
20 a consensus. We're trying to get everyone to agree
21 on a specific direction that we're heading. As
22 such, the details, the engineering specifications,
23 and things will be provided in the workplan that we
24 will be prepared to execute, and perhaps a little
25 more information on the specifics for the selected

1 action will be helpful, so we can look at that.

2 So as you're looking at the document and
3 providing your comments, some of the comments that
4 I be most useful will be how you feel about the
5 specific direction. We think it's a good idea that
6 we're going segregate and treat the soil, and that
7 makes sense. And then on those ideas that you
8 think are appropriate, what are your concerns
9 regarding the workplan and the implementation of
10 the workplan? What are the specific things that
11 you think we should be looking at.

12 So, in summary, the remedies that are
13 proposed and selected facilitate the planned reuse
14 of Crissy Field. They are protective for
15 recreational use, they're protective for ecological
16 habit that's there, and also are proposed to meet
17 the schedule of the wetlands restoration.

18 And now I'd like to turn it over to Bob and
19 he's going to talk about specific sites.

20 MR. BOGGS: I'm Bob Boggs, and I'm a
21 registered chemical engineer hired by IT to come on
22 and help with the implementation of this RAP, and
23 to get the site cleaned up. Cathy talked briefly
24 about the analysis that we go through for
25 alternatives. I'm going to go into a little bit

1 more detail here.

2 There's actually nine criteria in the federal
3 and state guidance document. Basically, we took
4 the Crissy Field area and identified those areas
5 that are going to require remediation and that sort
6 of thing. And then for each of those areas we have
7 gone through and evaluated a whole suite of
8 alternatives and possible alternatives. We went
9 through initial screening that Cathy told you
10 about, and that's just to get rid of alternatives
11 that are completely not feasible. Those that pass
12 that initial screening then undergo detailed
13 analyses of alternatives. These nine criteria are
14 probably criteria that most of us come up with on
15 our own.

16 Basically, overall protection of human health
17 in the environment. Next criteria is compliance
18 with ARARs that may have an affect on what we're
19 doing here. Concern with the long-term
20 effectiveness. Is this a long-term solution or
21 just a very short-term? Is there reduction of
22 toxicity, mobility, and volume? Short-term
23 effectiveness is how that alternative affects
24 receptors in the short-term. Is it something that
25 creates a lot of dust in the community? Is it

1 something that really disrupts people that live in
2 the area while this is being implemented?
3 Implementability really addresses both
4 administrative and technical. Can we implement
5 technically or administratively?

6 There are certain things that just can't be
7 done here at Crissy Field. Cost, of course, is a
8 concern. State acceptance and community acceptance
9 are also a concern. Often times the last two
10 criteria are held off in the analysis of
11 alternatives pending the feedback we're going to
12 get on the RAP. However, based on comments on the
13 FS, we think we've made an assessment of these
14 things right up front and included that in our
15 analysis.

16 As an example here, this is what we did for
17 the comparative analysis for one of the sites, East
18 of Mason. We have the nine criteria along here,
19 the alternatives along the top. Basically, for
20 East of Mason, we had one sample collected in the
21 area that was high in DDT and DDE pesticides, they
22 were above cleanup levels, and we have to do
23 something with the soil.

24 Our four alternatives are no action. In
25 terms of regulatory guidance we always carry no

1 action in terms of regulatory analysis as a
2 baseline for the comparison. Alternative two, is
3 exposure controls. Alternative three, we're going
4 to excavate the soil and treat it on site. And the
5 fourth alternative is excavation and off-site
6 disposal.

7 What we did then, is took these alternatives
8 and give them a point rating of one through five,
9 five being the best and one being the worst. So as
10 you can see, no action has a one for overall
11 protection of human health in the environment; we
12 don't do anything, but yet it's got a five on
13 costs. If we go through this analysis and total up
14 the bottom we end up coming out with an analysis
15 that excavation and off-site disposal is the
16 highest range alternative in almost every case
17 proposed for cleanup at Crissy Field.

18 So now I'm going to basically walk you
19 through each area where we're planning some
20 remedial action. East of Mason, as I mentioned, it
21 was a problem with pesticide control, DDT and DDE.
22 We had, approximately, between five and six parts
23 per million and other cleanup levels are 3 point
24 something. So we had to excavate down a bit.
25 Since it was only one sample near the surface we

13

1 estimated approximately 12 cubic yards, that's
2 actually twice the fair amount of soil for
3 surrounding samples, so our alternative for this
4 site is excavation and off-site disposal.

5 To give you an idea of what this area looks
6 like, it is out in the middle of the field.
7 Samples were collected, approximately, right out in
8 here. Other samples in the area came up clean so
9 we have that area located, and we're going to dig
10 it up and take confirmation samples to assure that
11 when we do the remediation we've got all the
12 samples. And if it requires more excavation
13 beneath the cleanup levels, that's what we have to
14 do.

15 Next site, the Crissy Field Rifle and Skeet
16 Range. Basically, in that area we have PAHs in the
17 soil. And what's been found is those PAHs are
18 associated with skeet material. And we found that
19 we actually analyzed the skeet and it has these
20 PAHs. We have estimated for that area that the PAH
21 is related to the skeet. We also have other parts
22 of Fill Site 7 that had much lower levels of skeet,
23 of PAHs, but for that area that is effected by Army
24 activities, we estimate 2000 cubic yards. The
25 proposed remedy is to excavate that material. The

15

1 composite sample came from. And it maybe potential
2 that some of this is located in the skeet, but it
3 indicates that we have a floor area totaling
4 approximately, 594 cubic yards. And for this soil
5 we are proposing excavation and disposal of the
6 material off site.

7 Similarly, with Fill Site 7, there are a
8 couple of hits of inorganic metals that's driving
9 cleanup above our cleanup levels. We found this in
10 two areas, small areas, about 90 cubic yards, is
11 about what we estimate, and this material as well,
12 would go off site for treatment.

13 I think as you'll see in a lot of these
14 alternatives we are taking a more proactive
15 approach in expediting cleanup of the Crissy Field
16 area.

17 Building 924 target range. Behind Building
18 924 they used to have a target range. It is all
19 covered with grass and bush, but when we sampled we
20 found bullet fragments. What we're proposing to do
21 to that area, we're estimating 102 yards relatively
22 near the surface. I'll show you the picture here.
23 This is the firearms discharge unit, that has about
24 two cubic yards of material in it, and that would
25 also be addressed in the same way. The methods

14

1 PAHs are components of asphalt, and there's
2 actually a facility that does recycle contaminated
3 soils in that way. This is actually a preferred
4 alternative to off-site disposal because it limits
5 long-term liability, and it takes the burden off
6 landfills that we're filling. This is what the
7 skeet ranges look like. And in this sand and soil
8 there, we found these skeet fragments. And this
9 next slide, I'm not sure if you can actually tell,
10 these little things here are part of these skeet
11 fragments. Again, the skeet fragments themselves
12 are moderately high in PAHs, but the overall soil
13 when you test it, comes out much lower. If you go
14 out to this site you'll see that the only thing
15 that separates you seeing something like this
16 everywhere -- a lot of times it's the asphalt, and
17 the asphalt also contributed to the PAHs that we
18 had out there.

19 Fill Site 7 we've divided up into two
20 different areas. Areas that have inorganic metal
21 contamination, and areas that have PAH
22 contamination. Fill Site 7 we took a composite
23 sample and the composite was above cleanup levels.
24 So as a conservative basis we planned on,
25 potentially remediating all those areas where that

16

1 that we are proposing to cleanup here is
2 excavation, on site fixation, and off-site
3 disposal. Fixation is a process where 80 soluble
4 metals are found with silicate-type materials to
5 prevent them from leeching when that material is
6 taken to a landfill.

7 This is a picture of the Building 924 firing
8 range. Basically, it's this fill site here. This
9 yellow unit here, you can see is what used to be
10 the discharge units, and they used to discharge
11 their guns here. So basically, we're going to take
12 the top foot of soil off of the hillside and fix it
13 and send it off site for disposal.

14 Groundwater sites. We have three sites that
15 we identified in the Crissy Field area. Building
16 937 we had a combined plume that got petroleum
17 hydrocarbons and VOCs, which are chlorinated
18 solvents.

19 Contained in this RAP is a study that has
20 been done by Montgomery/Watson evaluating all the
21 criteria to try and make an assessment of the
22 natural breakdown that is occurring in this area,
23 and the conclusion of that study is that a natural
24 breakdown is occurring. The preferred alternative
25 for this area is source removal with natural

17

1 attenuation monitoring. This type of source
2 removal is being proposed here to actually excavate
3 down to the groundwater and remove any highly
4 contaminated soils. Often times, hydrocarbons
5 concentrate in that area, so a typical method used
6 at other sites is skim pumping, or another type of
7 pumping, that generally takes a very, very long
8 time, much less expensive, but this is a faster
9 alternative that addresses the problem better than
10 other types of pumping or screening.

11 This slide didn't come out very well, but
12 this is a picture of the Building 937 area. Right
13 here is where the highest concentrations of
14 contaminants were found. Building 959 also has a
15 groundwater concern. Basically, we have VOCs in
16 the water and very sporadic hits of metal. The
17 metals are generally contributed to the actual
18 formations of serpentinite rock that is here
19 because there no real clear distinction of
20 widespread contamination, or there is no apparent
21 source, so there's some low levels of sporadic
22 metals. Again, Montgomery/Watson's study shows
23 that natural attenuation is occurring. DDT at the
24 site is breaking down, and again, as a proactive
25 response, rather than just attenuate we're

18

1 proposing to go out there and look for any sources
2 of contamination and remove those through
3 excavation so the process can occur faster.

4 Building 937 is approximately here. There is
5 some concern that these plumes are co-mingled.
6 There is also concern that this really limits a lot
7 of what can be done with this material and what
8 alternatives, if additional work were required,
9 could even be implemented.

10 Fill Sight 7, groundwater. Again, we have
11 got a number of sporadic hits of heavy metal in the
12 groundwater. These hits have occurred throughout
13 the fill area. We haven't, in all our looking,
14 been able to locate a source of heavy metal
15 contamination in the groundwater. Throughout the
16 fill there was a lot of metal, rebar and stuff like
17 that, but there doesn't appear to be any
18 centralized area that has groundwater or metal
19 contamination. What we were proposing to do is no
20 action, but we propose to continue to monitor the
21 area to see if there's any change. We're going to
22 continue to monitor the groundwater, and if the
23 metals go up that would be an indicator that things
24 need to be done. But at this point, these levels
25 appear to be typical of the bedrock foundation in

19

1 the area, so we're not proposing anything.

2 Lastly, I'm going to summarize the EE/CA
3 sites. Basically, the alternatives being proposed
4 for each of these is the same. We have heavy metal
5 contamination in all of these areas. They are all
6 being cleaned up to 477 ppms, which is protective
7 of, basically, every scenario possible. And for
8 all of these alternatives we intend to excavate the
9 contaminated soil, treat it on site, and fixate and
10 send it off site for disposal.

11 Again, with all these alternatives, it's an
12 expedited alternative that will achieve cleanup in
13 a fast manner in order to move this project
14 forward.

15 I have some final pictures of these areas.
16 As you can see, it's basically a warehouse district
17 back here. This was all painting operations,
18 maintenance operations back here, so the soil
19 that's around here on these hillsides is really not
20 a prime-use area, but we are proposing to clean it
21 up to those levels. That's looking at the back of
22 Building 937, and that's in the back here.

23 That's basically what we're proposing for the
24 different areas. Are there any questions?

25 BOARDMEMBER WALTERS: What's your

20

1 time schedule for the cleanup of the Crissy Field
2 area?

3 MR. BOGGS: If everything goes as
4 planned, we intend to be completed with our actions
5 by April.

6 BOARDMEMBER WALTERS: And what does
7 that mean, "if everything goes"?

8 MR. BOGGS: Well, there's a lot of
9 things to be taken care of in between now and
10 April. Whether it's getting the regulatory
11 approval, getting the documents signed, all that
12 sort of thing. There's still things that need to
13 be resolved in order to get the document signed.

14 BOARDMEMBER ROSENBAUM: Where is the
15 asphalt treatment facility that you mentioned?

16 BOARDMEMBER HENDERSON: I think
17 there's one in the East Bay. There's also a plant
18 in Bakersfield.

19 BOARDMEMBER ROSENBAUM: And the
20 fixation, are you going to do that yourself or sub
21 that out?

22 BOARDMEMBER HENDERSON: Most likely
23 that would be subbed out. Apparently, we're
24 conducting a treatability study in the soils with
25 about four different firms.

21

BOARDMEMBER ROSENBAUM: How much material do you think will be at the EE/CA sites?

BOARDMEMBER HENDERSON: Couple of thousand yards, when you add that to the Crissy Field RAP sites.

BOARDMEMBER ROSENBAUM: Because I was just wondering for the hundred yards, that was the only number you mentioned earlier, I didn't think anybody would mobilize only a hundred yards off site, so you expect to get much more out of the EE/CA sites?

BOARDMEMBER HENDERSON: Oh, yes.

BOARDMEMBER LOLLI: Could you be more specific on reuse?

BOARDMEMBER HENDERSON: Reuse for all the sites?

BOARDMEMBER LOLLI: I'm not too clear on what you mean by reuse.

BOARDMEMBER HENDERSON: Well, one way to select your cleanup goals is depending on how the property is going to be used after it's cleaned up. So the National Park Service has specific reuse plans, predominately for the Crissy Field area. It's going to be a lot of recreational reuse. And the reuse schedule is also driving what

22

we did as far as time goes because the National Park Service wants to start in 1998.

BOARDMEMBER LOLLI: Who's going to set the policy on what the reuse is for?

BOARDMEMBER HENDERSON: The Park Service sets its policy for reuse.

BOARDMEMBER LOLLI: Thank you.

BOARDMEMBER CHEEVER: For Building 979, I thought you said something like the closeness of the ocean impedes possible remedies. I didn't understand what you meant by that.

MR. BOGGS: Traditionally, a lot of what's done for contamination on these sites is pump and treatment. At 979 we're so close to the ocean once you start pumping that water, from data we have, there's the communication with the ocean, so you'll start pumping in salt water. It completely changes all the chemistry for removing those sorts of things in the material. So it's like you have to have one treatment for part of the time then you have to put in another treatment system, and for these types of contaminants those systems are relatively ineffective.

BOARDMEMBER HENDERSON: Also, at the 979 site, whatever else that we have in the area,

23

we're already showing that it has got salt water there, just because of the kind of system that we have out there. So even if we went out there and started pumping right now, we'd be getting the salt water, and that gets very, very difficult to treat. It ruins pumps, it ruins the system, and it's very expensive.

BOARDMEMBER CHEEVER: I actually had one other question. Something that's come up in connection with other sites. You talk about the sporadic hits at Fill Site 7. Can you tell us something to reassure us that the sampling has been comprehensive enough that these sporadic hits show all the contamination there is to worry about?

BOARDMEMBER HENDERSON: Well, generally, what we're looking for is large metal plumes, especially at the Fill Site 7 area. That was what we were really looking for. We've got a network of monitoring wells that you can see when you walk out there, we've been monitoring since July, 1995.

Part of the remedy Bob didn't go into detail about, but this is in the Crissy Field RAP, is that for those sites the wells that are going to be taken out by the wetlands, we'll go in and probably

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put some of those back in just to make sure that the understanding of the groundwater and sporadic hits is what we think it is. We are going to verify our original assumption that groundwater hits are sporadic, they sometimes exceed cleanup levels, and sometimes they don't. If all of a sudden the metal hits are going higher, and things look like they're out of control, then we're going to go back and assess it exactly like what was done for the metals at site at 286, very similar.

BOARDMEMBER YOUNGKIN: Would you describe what the model says about what happens when the solvent plumes hit the ocean? What happens to that solvent? Is there a chemical reaction?

BOARDMEMBER HENDERSON: I'm not sure if there's a chemical reaction. I'm not aware of any, but I'm not a chemist. I know what does happen, it dilutes it, it gets mixed, it just happens. And so when John did his work out there and was looking for COCs, that was one of their other questions, protection of that getting into the bay. Okay, this stuff is potentially going into the bay, and so what was happening, you take samples down here and you didn't find any COCs and

1 that's what we'd expect. Although, it may seem
2 like the levels are huge levels, they're really not
3 that high. We're talking about low levels of
4 s. When they hit the ocean water, they mix and
5 they defuse, vaporize, and then they're gone.

6 BOARDMEMBER YOUNGKIN: And could you
7 briefly go through the argument for 937, too?

8 BOARDMEMBER HENDERSON: It's similar
9 in nature. One of them is pump and treat in that
10 area. Pump and treat in that area would also risk
11 drawing in salt water. Also, the plume is breaking
12 down there probably faster than the 979 area, so
13 going with an active treatment system and seeing
14 that the Crissy Field area is stable, the active
15 treatment could take upwards of 20 to 25 years.
16 During that time, the Park Service is going to be
17 restrictive with some of those sites. There are
18 going to be lines there, there's going to be
19 electrical lines that are going to be discharging
20 there. There's going to be wells there, there's
21 going to be all sorts of stuff that are going to be
22 disbenefits for the Park itself, so that's one of
23 the reasons why we didn't go through that
24 alternative.

25 BOARDMEMBER YOUNGKIN: Thank you.

1 what the California Extraction Test is looking for,
2 lead leeching into the soil.

3 There's generally two, actually three kinds
4 of ways you can stabilize soil. One is an asphalt
5 mix. And the general problem with the asphalt mix
6 is it has to be done off site. I can't take those
7 soils off site unless I treat them because they are
8 going to be hazardous waste, and you have to do the
9 extraction test the asphalt that stabilizes those
10 soils are not permitted to treat hazardous waste.
11 Then there are various compounds that they mix with
12 soil, this is not new. This has been used for
13 many, many years, and you add other silicate based
14 compounds, or additives, or cement. And so when
15 you do a waste extraction test, and you have less
16 than five milligrams per kilograms per liter then I
17 can take those soils off to a clean cover or a land
18 fill or any other place. So what it does is it
19 unburdens hazardous waste landfills, has the
20 benefits of not taking the government, which we
21 are, the Park Service and the Army, and everybody
22 else. It makes us not liable in the long term.

23 Unfortunately, the soils that are over 1000,
24 there's fewer things that I can do off site.
25 There's soil washing, which is nice but it's

1 messy. There's a lot of problems with that. You
2 have a lot of problems with that. You have a lot
3 more problems. Fixation is pretty old stuff. It's
4 nothing new. From a cost point of view it's a lot
5 less expensive for us to fixate.

6 BOARDMEMBER LAHREN: So it sounds
7 like you're going to do the second option, with the
8 silicate under cement, right?

9 BOARDMEMBER HENDERSON: Yes.

10 BOARDMEMBER LAHREN: So after you
11 excavate you have these big piles out there,
12 right?

13 BOARDMEMBER HENDERSON: Yes.

14 BOARDMEMBER LAHREN: So your whole
15 process is going to happen right there on the
16 site. And how many months before it is all cleaned
17 up and transported away?

18 BOARDMEMBER HENDERSON: That's going
19 to have to happen before April. Basically, the
20 work is going to happen in big batches. It's a
21 very rapid process. It's like mixing concrete.
22 It's not like there's going to be big stockpiles of
23 soil for months and months.

24 BOARDMEMBER LAHREN: So what will you
25 do to protect it from the storm water flow?

29

1 BOARDMEMBER LAHREN: Similar for what
2 we did for the low temperature thermal absorption
3 area. Everything would have to be covered. Not
4 generate any dust, dust control and runoff
5 controls. Exactly the same stuff we did for the
6 low temperature thermal units.

7 BOARDMEMBER LAHREN: Thank you.

8 BOARDMEMBER POWERS: I have a
9 question about East of Mason. There was apparently
10 pesticide issues there?

11 BOARDMEMBER HENDERSON: Yes. DDT and
12 DDE.

13 BOARDMEMBER POWERS: I was interested
14 in some more information on the identification of
15 the sites that you will then excavate given the
16 pesticides are a problem there. And that, first of
17 all, you will to do some testing to discover that
18 they were there, right?

19 BOARDMEMBER HENDERSON: Right.

20 BOARDMEMBER POWERS: Could you talk
21 about a little bit about going back and finding the
22 pesticides there, and what do you think are the
23 sources of them? I'd be interested in some history
24 there. How will you decide what you are going to
25 do to take them out?

31

1 and take another round of samples to verify that
2 you have got everything that you were hunting for.
3 So it is a three step process. So you go out and
4 define the area to tell the operator with the
5 backhoe how much to dig. You dig it up, and then
6 you verify once that's done.

7 BOARDMEMBER ULLENSVANG: Trying to
8 identify any deficiencies in the document, while
9 we're talking about EOM. One of our concerns is
10 regarding the samples which are identified at the
11 site and levels proposed for excavation of the
12 site. John mentioned sampling at that site as
13 well, so that's one of the things we're looking at,
14 the chemicals at EOM for DDT. The cleanup level
15 that's been proposed is for human recreational use,
16 it's not as clean as the Feasibility Study proposed
17 for ecological receptors. So those are the sorts
18 of things, the contaminants that are there and the
19 level that we clean up for deficiencies. Although
20 the remedy, the concept of digging it up, treating
21 it, and removing is an appropriate activity.

22 BOARDMEMBER MCKLERoy: Where's
23 Montgomery/Watson's report on the natural
24 attenuation?

25 BOARDMEMBER HENDERSON: It's in

30

1 BOARDMEMBER BUCK: Actually, in the
2 East of Mason area it was an area that we covered
3 under a follow-on sampling and we did that effort
4 in cooperation with the Park Service. I remember
5 distinctly walking the areas with Roberta and their
6 consultants. There was no specific source that we
7 knew of, but we did know that the wetlands were
8 going to potentially extend to that portion of the
9 Crissy Field area. So we decided that it would be
10 appropriate to take some samples in that area and
11 see what kind of analysis and results we could get
12 back. In this particular site, we did find some
13 pesticides and that's why it has been targeted for
14 some remediation. I assume it was just probably
15 from some DDT at some historical time, but we don't
16 have any knowledge of any significant pesticide
17 mixing, or any activity like that occurring in the
18 area.

19 BOARDMEMBER POWERS: So how will you
20 decide how much to excavate?

21 BOARDMEMBER BUCK: During the course
22 of all the remediations for every site on Crissy
23 Field the components of these clean up is
24 verification sampling. So you have to go out and
25 first of all determine the extent, and clean it up,

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1 Appendix B of your Crissy Field RAP. Now it does
2 reference -- we'll have to correct that. It's
3 going to reference, or it does currently reference
4 the Building 900 area, Annual Summary Report?
5 Basically, this summary in here is even more than
6 the Building 900 Annual Summary Report, so we have
7 to correct that.

8 BOARDMEMBER MCKLERoy: So is the
9 source of information on the natural attenuation
10 only from the sites of the Presidio, or why has
11 Montgomery/Watson been able to conclude in the
12 natural attenuation has been working here at the
13 base? What are the sources of that information?

14 BOARDMEMBER HENDERSON: Well, there's
15 numerous sources of information that's showing that
16 works. For instance, if I refer you to Appendix B,
17 there are several currently well-known documents
18 that talk about it on Page R-1 of Appendix B. And
19 of the references there, some very, very good
20 references from the U.S. Air Force, which has done
21 a lot of study on the chlorinated solvents, and the
22 breaking down of chlorinated solvents. And they
23 actually have a little rating scheme based on
24 certain things like iron and what things we can
25 look for to show that chlorinated solvents are

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1 breaking down. Certainly, one of the primary lines
2 of evidence are the levels of chlorinated solvents
3 dropping or not. The secondary line of evidence
4 is, like, other projects like DDE breaks down to
5 vinyl chlorine. So when you see these breakdown
6 products you know the plume is breaking down and
7 that's what this document here is attempting to do,
8 was explain based on sampling we've done for
9 non-chlorinated compounds as well. Secondary
10 things we look for are signs that indicate that the
11 plume is breaking down.

12 BOARDMEMBER MCKLEROY: Another
13 question I have is, you're intending to do this
14 work during this winter, which is predicted to be a
15 very heavy winter. Do you have controls set up for
16 the sites to have -- cover the issue of diluting,
17 putting the soil in solution, washing it either in
18 the bay or washing it in the drainage area. I
19 think a situation could occur there, where either
20 your stockpiles or your open trenches or trunkbeds
21 could potentially have some runoff to a system.

22 BOARDMEMBER HENDERSON: Absolutely.
23 First of all, the exact same protocols that we used
24 in the low temperature absorption units, which were
25 embodied in what we call our "wet weather risk

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1 think so, but there are two things working against
2 us there. One of these as you well know, when you
3 screen material, the material is really dusty.
4 Crissy Field is known for being windy and dusty.
5 I'd have to wet the soil, it would clog up on me,
6 so I would get this mugginess on the screen.
7 Secondly, the point that I was hoping to
8 make, was the fact that I don't really need to
9 screen those soils because they will probably take
10 it off site and turn it into road base. It doesn't
11 matter that it has little chunks of stuff in it.
12 And then the third item is, we're not dealing just
13 with skeet fragments, we're dealing with skeet
14 dust, because over the years the action of the sand
15 blowing and the skeet in the soil there, they've
16 been ground up so now I've not only got skeet
17 fragments, I've got skeet dust and I can do all the
18 screening I want. I can do some stuff like
19 separation technologies, but again, we've got to
20 look at how much it's going to cost. The other
21 problem is if the soil gets wet I'm in a real
22 bind. But the other point is, I've got the dust in
23 there even though I screen it, so I'm stuck with
24 skeet dust. So I don't really gain a lot by
25 screening.

34

1 management plan." What would be done with the
2 stockpiles sites while we're treating, during the
3 time that we're actually excavating soils. IT
4 Corporation has several good plans, and one of them
5 is a material handling plan, which outlines what
6 you do when it rains and what you don't do when it
7 rains. That's standard industry practice. So yes,
8 we do have wet weather excavation-type plans;
9 that's standard operating procedure.

10 BOARDMEMBER MCKLEROY: Another
11 question. In my brief work in the field of
12 geological situations, one of the tools of the
13 trade is the screen. Now the screen is a nice
14 tool. It seems to me that type of tool could be
15 used at the skeet site given the sandy soil. You
16 could drop the soil through there and pick up the
17 really hot pieces. And yet it seemed to me that
18 your plan to excavate 2000 yards of sand and carry
19 it off when, in fact, you probably will have very
20 few, or certainly substantially fewer numbers of
21 these little pieces. It seems to me it would be a
22 good idea to pick those out first, in any case, and
23 use the system to get those out, especially since
24 they seem visible in the photograph.

25 BOARDMEMBER HENDERSON: You would

36

1 BOARDMEMBER MCKLEROY: And my last
2 question has to do with whether the construction
3 sites will be available for the RAB members to have
4 a look and see how it's going along through the
5 process?

6 BOARDMEMBER HENDERSON: You're always
7 welcome to come out with a shovel and a pick.

8 BOARDMEMBER MCKLEROY: So who would I
9 contact for that, who's going to be the lead?

10 BOARDMEMBER HENDERSON: Why don't you
11 contact Bruce Handel, and he'll take care of your
12 every need.

13 BOARDMEMBER LAHREN: So how many
14 areas did you have proposed for your site
15 stabilization?

16 BOARDMEMBER HENDERSON: Well, I'll
17 refer you to Table 12.1, which is a summary of all
18 the of the sites and what we chose for our
19 options. I think it was four, basically the metal
20 sites that we generally wanted to stabilize on
21 site. The other sites are with the PAH soils. I
22 can take them off site and turn them into asphalt.

23 BOARDMEMBER LAHREN: So is there
24 going to be a workplan that's produced that goes
25 through a discussion of the berms and the

37

1 engineering finds?

2 BOARDMEMBER HENDERSON: Yes. What
3 Cathy was mentioning during her presentation, the
4 RAP is a decision document, and what we did is, in
5 order to get it out on time and also, a very
6 standard practice, you don't go into the little
7 nitty-gritty stuff. It's to guide you in deciding,
8 is this remedy appropriate for the site? Is it
9 going to do what you want? Does it leave any
10 lingering problem at the site?

11 So the workplan, once this thing is signed
12 and approved, will actually go into the very
13 nitty-gritty details. Like, what kinds of EPA
14 methods am I going to use? How many am I going to
15 sample? What kinds of compounds am I going to use
16 to add to the soil to stabilize it? Where am I
17 going to be taking soils? That's stuff that you
18 put into the workplan, bearing on, do I fix it or
19 do I try to do something on the site, or do I take
20 any action? And those are done best in the
21 workplan.

22 BOARDMEMBER LAHREN: Will the
23 workplan also talk about the berms?

24 BOARDMEMBER HENDERSON: It will all
25 be in there. We have already discussed their waste

38

1 handling plans with materials, and we can put a
2 section in there about how the berms are going to
3 be used at the low temperature unit area.

4 BOARDMEMBER LAHREN: And in that
5 workplan will you just be generally referring to
6 site plans or will it be more site-specific?

7 BOARDMEMBER HENDERSON: If it's not
8 included in the general plans then we would state
9 it in there. There's a resources material handling
10 plan and there's an environmental protection plan,
11 spill and discharge plan. Those are relatively
12 complete plans. We look at those and see if
13 there's something different at the sites. It
14 doesn't do any good to do a repeat, do it all over
15 again. It's best if you can refer to these. If
16 you want, we can walk you through the plan.

17 BOARDMEMBER LAHREN: Thanks.

18 BOARDMEMBER YOUNGKIN: Can we talk
19 about the action memo?

20 BOARDMEMBER BUCK: We have some draft
21 action memorandum that we had hope to get out to
22 the project manager's team. Another component of
23 that is a responsiveness to all the comments that
24 we received on those EE/CAs, which will be attached
25 to the memorandum that probably will follow. We'll

39

1 probably get those out Thursday. We're going to
2 have a meeting, a conference call, to discuss
3 those, I think it's next Tuesday we had set a date,
4 and then shortly thereafter they would be put out
5 or finalized.

6 BOARDMEMBER YOUNGKIN: Does everybody
7 understand the action memorandum?

8 BOARDMEMBER BUCK: The action
9 memorandum basically is the final component of the
10 EE/CA process, which state definitively what
11 actions we are going to take, describes them in
12 some detail. Again, response to comments that we
13 received and then this will be wrapped up and
14 mentioned in this remedial action plan, and will
15 actually in be the final decision document for that
16 action.

17 BOARDMEMBER POWERS: I have a
18 question, and I guess it's for the National Park
19 Service, but anybody can answer. This question has
20 to do with looking at the plan. What are the
21 things that we should be concerned about?

22 BOARDMEMBER ULLENSVANG: I'll let you
23 know some of the things that we're concerned
24 about. I don't want to prejudge what you should be
25 concerned about, but I want to go through some of

40

1 the things we're concerned about in the plan as
2 proposed. Unless people are interested, I'm not
3 going to go into the detail of each of the sites,
4 but general aspects.

5 As I mentioned during the discussion earlier,
6 that screening of contaminants, unlimited, that we
7 believe should be considered, although, they are
8 mentioned in the 900 area, there are other metals
9 there that should be addressed as part of the
10 cleanup and appropriate levels should be reached.
11 So that's one general issue that applies to most of
12 the sites.

13 The next one is, that appropriate cleanup
14 levels need to be picked, and that would be
15 ecological and human numbers which are protective.
16 Also, we talked about the skeet range. The cleanup
17 number there is higher than in the Feasibility
18 Study for recreational use, and, in fact, the
19 number is higher than EPA's industrial number. And
20 although Roger is in part right regarding the
21 specific details that go into the documents, we
22 feel that a number of those details are important
23 to the overall process, such as where the on-site
24 treatment is proposed to be done, the regulations
25 that apply for the choice and decision making that

41

1 goes on is happening. And in part, although
2 treatment is a very good thing to consider, we need
3 to look at the implementability and the risks that
4 be associated with that, and in trying to do the
5 good thing, that the decision doesn't outweigh the
6 benefits of the treatment. So, in general, that's
7 kind of where our concerns are coming from, and I'd
8 be happy to talk about any particular sites you are
9 interested in.

10 FACILITATOR KERN: One possibility
11 exists since we have a relatively short time frame
12 for review of this document, would be to meet again
13 with, say, Park Service people and the Army,
14 perhaps next Tuesday for a more informal
15 discussion, if that's what people want to do. I
16 have a number of issues that I brought to the
17 Army's attention. We discussed them. Some of them
18 are, I think, really can be resolved, perhaps in a
19 discussion. At least, people can be made more
20 aware of what some of the issues are. I mean, if
21 the Army's up for something like that, we could do
22 it next week.

23 BOARDMEMBER HENDERSON: We certainly
24 could.

25 FACILITATOR KERN: I could

42

1 tentatively throw out a date of next Tuesday night,
2 if that's something people want to attend.

3 BOARDMEMBER HENDERSON: I'm not going
4 to be here Tuesday night, I'll be in Massachusetts.

5 FACILITATOR KERN: It's important for
6 people's schedule. I mean, Friday versus Tuesday,
7 is there a feel for that? If that's all right then
8 let's schedule something for next Tuesday. Seeing
9 general nods of approval. Okay, 7:00, if the Fort
10 Mason Room is available. We'll find out if it's
11 available and get a message out to people.

12 BOARDMEMBER HENDERSON: It would help
13 us a lot, and I know this looks like a thick
14 document, but it's probably a couple of chapters.
15 I would really like to see people read five and
16 six. Five is a description or summary of lead.
17 Chapter 6 is a risk assessment, it's not heavy
18 duty, but there are some concepts in there that
19 we'd really like you to look at and read very, very
20 carefully about issues that have been brought up
21 over time here.

22 One of the big issues is what's called a
23 "bright-line concept." What it is, is you take a
24 decision that says, I have one sample here and say
25 do I clean that up or is it part of a larger

43

1 symptom. The "bright-line concept" is, you've got
2 one sample there that exceeds the value risk for
3 human health, and you clean it up. And there's
4 other ways of looking at this, too. You get
5 clean-up sampling from cleanups from a much larger
6 area. You've got receptors coming here. Do you
7 really need to clean up one sample? A thousand
8 samples that are over that indicates there's a
9 problem? It depends on a whole lot of things, but
10 Chapter 6 there is a discussion that would be well
11 worth reading.

12 Also, Chapter 10 is a pretty good description
13 of the alternatives and kind of what's included in
14 there, because we chose a tabular format to go
15 through each remedial alternative, we have didn't a
16 lot of physical space. So what I did, there is a
17 text portion and that explains kind of why we show
18 these remedies and some plus and minuses of the
19 remedies.

20 So I tried to make that as complete as
21 possible and give you the option to quickly look at
22 a table and compare things side by side, then you
23 understand what we're going to say, okay, we're
24 proposing no action with monitoring.

25 At some of the meetings there have been a lot

44

1 of questions about these issues, and this may help
2 you to understand it better.

3 We attempted to write as much as we could,
4 but, unfortunately, we were limited. If you could
5 read those chapters before you come to the meeting,
6 I think it would help a lot.

7 (Recess)

8 FACILITATOR KERN: The next item on
9 the agenda is additional discussion on the FS
10 report. Let's see if Mark or David can tell us who
11 put that item on.

12 BOARDMEMBER WILKINS: Yes. That item
13 was on the agenda because I was contacted by some
14 members of the general public who wanted an
15 opportunity to make statements or ask questions.
16 There were persons that did not have that
17 opportunity back in September, so I said, "that's
18 fine." So if any of those folks are here, you're
19 welcome to make your statement or ask your
20 questions at this time.

21 FACILITATOR KERN: Is there anybody
22 that came here tonight to offer comments on the
23 Feasibility Study?

24 AUDIENCE MEMBER: I hope I'm bringing
25 a little different facet of this problem we have on

45

1 the Presidio, and I'll read it to you as best I
2 can.

3 My name is Bud Ash. I'm retired from the
4 United States Army, have been since 1964, as a
5 Criminal Investigator.

6 As a long-standing taxpayer, I take
7 particular exception to the approach of this
8 alleged toxic and contamination problem at the
9 Presidio. My remarks are not a doomsday exchange
10 of words like among others, the National Park
11 Service, the GGNRA Advisory Committee and several
12 so-called environmentalists, individualists and
13 other groups.

14 The Presidio grounds are presently, and have
15 been for several months, under demolition for
16 toxics and contaminants that are detrimental, as
17 they say, to our health. This installation is now
18 a National Park, is on the threshold of projects
19 that instead of decontaminating the facility, will
20 in fact, add to its contamination, not return it to
21 its reported pristine condition prior to the
22 presence of the military on the ground over 200
23 years ago.

24 Understanding that the military bylaws
25 require that the facility be closed, that have been

46

1 closed, of the toxics and contaminates, they are
2 supposed to be paying the cleanup. That is
3 taxpayer money meant for other purposes.

4 I wish to point out that out of all the
5 military installations, the Presidio of San
6 Francisco, if not the cleanest, is one of the
7 cleanest.

8 Having an additional responsibility as vice
9 president of Retired Persons representing the Army,
10 Air Force and Navy, who conducted behind the scene
11 work, trying to keep things on track, I believe
12 that conducting tests searching for toxics that
13 have been lying dormant for 80 years or more in
14 several sites on the Presidio, we as a group, are
15 going to resist this activity.

16 Crissy Field, a particular case in point,
17 along the base-side shores, where considerable
18 tests are being done, let me repeat previous
19 testimony, "Let sleeping dogs lie." Another
20 phrase, "Don't fix it if it isn't broken."

21 We taxpayers deplore the costs of these
22 cleanups and the experiments. A lagoon, a
23 beautiful idea on paper. The architectural
24 sketches are great. However, those contaminants
25 that are toxic that are there in sufficient

47

1 quantities create a danger to our health from the
2 excavation on as those planned on Crissy Field. As
3 each shovel rises it will be hit by the northwest,
4 southwest prevailing winds, carrying sands onto the
5 Marina, Russian Hill, North Beach and Pacific
6 Heights and beyond, based on the wind swirl
7 pattern. As this excavation material is loaded,
8 this wind-blown material will blow for miles.
9 Hopefully, this will be covered by a tarp. This
10 will leave a trail of sand and dust in areas
11 wherever they will travel. Where is the excavated
12 material to be taken? And if contaminated, at
13 whose expense? However, a major flaw is that the
14 bay waters are contaminated themselves, and
15 continue to be indefinitely. This bay
16 contamination is threatening water fill, so you're
17 recontaminating the groundwater you want to
18 preserve as a pristine park area.

19 As for the children, Boy Scouts, and families
20 enjoying the park, have been enjoying this park for
21 decades when it was originally a military
22 installation.

23 There's a certain intimidating factor about
24 military activity and its functions. I was
25 stationed at the Presidio during the period of 1960

48

1 through 1962, mostly in family quarters. My two
2 sons, who by the way were also Boy Scouts, played
3 and fought endlessly digging and rolling around in
4 the sand of that area, Baker's Beach and Crissy
5 Field. One is now 41 years of age. The youngest is
6 28 and just completed his 20th year in the U.S. Air
7 Force. They are the picture of health.

8 Returning to windblown contaminates, I live
9 in West Lake, Daly City. My home is 2.3 miles
10 south of the San Francisco Ocean Side Sanitation
11 Plant. Several years ago during the plant
12 construction, our neighborhood, for over five
13 years, our neighborhood was daily subjected to
14 windblown sand and dust from the plant excavation
15 process. Dust pockets blowing into the doors of
16 our homes, and our rear gardens. Some days sand
17 and dust would be one-eighth, one-quarter to
18 one-half inch of dust and sand along the bottom of
19 our pond.

20 The point being, the Marina, the Richmond,
21 North Beach, Pacific Heights and possibly other
22 areas will be downwind of any excavation made on
23 Crissy Field.

24 My association members say we're being had on
25 this, and we plea with you, take my words to

1 heart. Thank you.

2 FACILITATOR KERN: Was there anyone
3 else that came tonight to offer comments on the
4 feasibility study report?

5 AUDIENCE MEMBER: I would like to say
6 I agree with what Bud has said. I live in the
7 Marina, and I and have lived there for 47 years.
8 We think a lot of the Presidio and we're very
9 interested in what's going on here. Thank you.
10 I'm a minuteman.

11 FACILITATOR KERN: Without any other
12 items on 5.B., we are prepared to go onto 5.C.,
13 which is the Responsiveness Summary.

14 BOARDMEMBER WILKINS: Yes. I want to
15 take this opportunity to explain to folks what our
16 approach is going to be to prepare the
17 responsiveness summary for the Feasibility Study.
18 We've distributed, as part of your handout
19 tonight, just a brief summary of the comments that
20 were received on the document. Unfortunately, I
21 have to tell you that list is somewhat incomplete.
22 There were a couple of items, or a couple of
23 commentators comments that didn't make it to this
24 list, and that was a unfortunate because the
25 consultant didn't get those from us before he

1 comments.

2 So last week we had a meeting with the key
3 stakeholder's group to discuss what the Army's
4 strategy was going to be to respond to those
5 comments. There's a lot of stuff, as you can see.
6 There's probably 50-something commentators that
7 submitted comments. Estimated about a thousand
8 separate comments, and over about 300 pages of
9 text.

10 The strategy is going to be this. That the
11 five-member key stakeholder group will be the
12 group, along with the Army, which will collaborate
13 to achieve consensus to agree or to disagree to
14 reach consensus on the cleanup action for the sites
15 in the Feasibility Study, minus those sites which
16 are part of the Crissy Field RAP now.

17 What the Army will do is, we will developed a
18 list of comments or concerns expressed by that key
19 stakeholder group, as well as looking at all of the
20 other stakeholders, to see if they expressed many
21 of those same concerns. We have identified a
22 preliminary list of those major issues and lists of
23 concerns, and I can highlight those at this time.

24 Number one. That the remedy is inconsistent
25 with land use and groundwater reuse as specified in

1 generated that.

2 Also, a couple of comments on there that were
3 part of that list were also internal. Those were
4 comments made by the Army's agency, the Forces
5 Command and the Army's Environmental Center. Those
6 comments are considered to be internal type of
7 comments. In any case, that does give you a flavor
8 for the nature of the comments that were submitted,
9 and the volume of the comments that were
10 submitted. Last week we had meetings with -- and
11 I'll just use this term to describe this group of
12 individuals that submitted the predominate comments
13 in terms of specificity of issues within the
14 Feasibility Study Report and the volume of concerns
15 that were expressed. I'm just going to call this
16 group the "key stakeholders." That includes DTSC,
17 EPA, the Park Service, the Presidio Trust, and the
18 RAB, collectively.

19 So there was a RAP, collectively meaning, the
20 five or six individuals who submitted comments,
21 plus the collective comment paper that was
22 submitted. So that represents key stakeholders.
23 That, in no way means, that the other folks that
24 submitted comments are any less important. It just
25 means that those key stakeholders represent those

1 the TTD. Specifically, that residential use is
2 needed at Battery/Howe Wagner, Fill Site 1, Land
3 Fill E, Fill Site 6. Institutional controls
4 interfere with land and groundwater reuse. And the
5 GMP calls for groundwater reuse so active remedies
6 and barriers are required.

7 Number two is, the site characterization is
8 inadequate to support proposed remedies.
9 Three is, the remedy is not protective of
10 human health.

11 Four is, the remedy is not protective of
12 ecological receptors.

13 Five is, ecological goals are not protective
14 of special status species.

15 Six, land fills need to be excavated.

16 Seven, lead-base paint and asbestos needs to
17 be addressed, specifically at nonresidential
18 structures and need to be investigated, and that
19 land fills need to be investigated for asbestos and
20 lead-base paint.

21 And finally, the trivialization of the risk
22 assessment is overly conservative.

23 So those were some of the main concerns, and
24 that's a preliminary list as we've gone through the
25 bulk of the comments at this time. So we expect to

53

1 finalize that list of comments and concerns
2 expressed in providing a standard response to each
3 of those general or common concerns.

4 After we provide or develop that response,
5 then we're going to provide that response package
6 back to the key stakeholder's group and give them
7 an opportunity to look at it in preparation for a
8 meeting, which will be established to discuss
9 and/or resolve any outstanding issues. At the end
10 of that meeting if there are issues that were not
11 resolved, those issues will be elevated to each
12 stakeholder's respective management for dispute
13 resolution. And if unresolved at that level, then
14 the issues will be put to a formal dispute
15 resolution process -- well, actually, the
16 distinction between the two is that we agreed in
17 our PAR meeting, for example, if the project
18 manager staff here cannot resolved the issues,
19 and/or have issues that cannot be resolved, then we
20 would elevate it to our next level of management.

21 In this case, for example, that would be Army
22 representatives from Forces Command and the BRAC
23 Office would meet with the higher upper-level
24 management from Romy and Michael's office,
25 respectively, and Ms. Griffin from the Park

55

1 unresolved issues, again, will be put into the
2 dispute resolution process. If we can't work it
3 out then it goes to the next level of management,
4 then beyond that to the formal resolution process.

5 So for example, in that case, say we had an
6 issue with DTSC, it was a unique comment no one
7 else had, we provide comments to that concern, then
8 they get an opportunity to look at our response, we
9 set up a meeting, we meet with DTSC, hopefully
10 we'll come to a resolution. But even if we do or
11 we don't, we bring a discussion back to the larger
12 stakeholders and say, hey, we met with DTSC, here
13 were their concerns, here is our response, here is
14 our resolution, does the greater stakeholder group
15 agree to reach consensus? We reached a consensus,
16 a resolution, are you in agreement? Or possibly,
17 DTSC has not reached an agreement, is there some
18 other input that you or other stakeholders have
19 that can help us reach consensus?

20 And so the process, we believe, throughout
21 the entire process, will be collaborative and give
22 everybody an opportunity to stay involved, to be
23 involved and stay involved throughout this whole
24 process.

25 One of the things that we also talked about

54

1 Service. They would try and resolve the issues at
2 their level. If they cannot resolve it at their
3 level then it will be put into the formal
4 resolution dispute process, which of course, goes
5 all the way up to the secretary of each particular
6 agency for ultimate disposition, if it needs to go
7 up that far.

8 After that, after we finish the general
9 comments and concerns, then we go and identify any
10 unique comments and concerns that, for example,
11 something that EPA had that none of the other
12 commentors had. Specific things that the Park
13 Service is concerned about, than none of the other
14 commentors had.

15 In other words, we would go through the same
16 type of collaborative discussion process to resolve
17 those with those respective agencies,
18 individually. Once we discussed those with the
19 agency individual, those unique comments and
20 concerns, then we would provide responses to those,
21 we would meet with the stakeholders to try to
22 resolve it. Once the resolution, or if there's
23 indication that it can't be resolved, the issue is
24 brought forward to the larger stakeholder group for
25 another attempted discussion, and then those

56

1 last week at the meeting -- and that kind of
2 summarizes our strategy -- was how long is it going
3 to take before we get this responsiveness summary,
4 getting it put together? What we told them is that
5 we would try to get something out by early this
6 week. We talked with our consultant today and we
7 got some preliminary information regarding a
8 proposed schedule. But I am not prepared to
9 announce what that schedule is until we get some
10 clarification on costs associated with that because
11 it looks like it's going to be a significant cost
12 involved in preparing this responsiveness summary,
13 and this is not the end of the process. Certainly,
14 we have to do the draft RAP and final RAP beyond
15 that. So we need a couple of more days to work out
16 some costs estimates, and then we'll be prepared to
17 let folks know what that schedule is.

18 I can tell you, though, that we are already
19 working on the responsiveness summary, and at least
20 for the general comments and concerns portions of
21 it, I think we can certainly say we expect to have
22 that out, at least, for review and perhaps
23 discussion, maybe, late November or a December time
24 frame. And it may go faster depending on how
25 things work out.

1 But again, I will get you a schedule to lay
2 out for the responsiveness summary, hopefully
3 within the next two to three days.

4 The last thing I wanted to mention, we also
5 developed a generalized format for what our
6 responsiveness summary is going to look like.
7 Basically, what we intend to produce is a document
8 that would have a list of all the comments and
9 concerns expressed by the stakeholders. The
10 substantive responses to each of those comments and
11 concerns. And then a response to each agency's
12 comments similar to what we had with the RI, in
13 that respect. In other words, this was your
14 comment and here is our response. And so it would
15 be very easy to follow.

16 And then the other thing we did, we kind of
17 broke out the legal issues, because we have our
18 Army counsel at various levels looking at those
19 issues separately, so that will be a separate
20 section. And there were some legal issues brought
21 by EPA and the Trust.

22 We also want to have a responsiveness summary
23 spreadsheet, where we're going from here, if you
24 will. That spreadsheet is going to include such
25 information as the proposed remedy. Did it

1 change? Yes, it changed. What are you going to
2 do? Just kind of like one or two sentences, it's
3 not going to be detailed, just a snapshot so you
4 can see that, no, we didn't change the remedy,
5 here's why. And there's going to be, obviously,
6 the substantive responses will be the reference to
7 provide details for these. Why we changed
8 something or why we didn't. But that's something
9 you can pull out easily, look at the snapshot and
10 see what direction we're going from here with
11 regards to our concerns.

12 And then also in this package it will include
13 an estimated time frame to complete the proposed
14 remedy. So as you're looking at all the various
15 sites in the Main Installation and the Feasibility
16 Study, and a list of their proposed remedies, we're
17 going to have a projected time frame for how long
18 that's going to take.

19 For example, if, in fact, we proposed to do a
20 soil cover at Land Fill E, that proposed time frame
21 for that project might be 15 months for something
22 like that. So we think that that format will give
23 a nice presentation and a comprehensive package
24 that will address all the concerns. And, of
25 course, that will be attached to the draft RAP,

1 which is the next product that comes out in the
2 CERCLA process.

3 Are there any questions about the
4 implementation strategy for this?

5 BOARDMEMBER MCKLEROY: Do you
6 anticipate having a financial snapshot as well,
7 that will be included in the spreadsheet?

8 BOARDMEMBER WILKINS: I don't think
9 we plan to put the cost in that spreadsheet. But
10 if the remedies change, certainly that's going to
11 change, whatever cost was previously presented. So
12 that's going to have to be part of the response.
13 So that wouldn't necessarily go into the
14 spreadsheet, but it would in the response package.
15 Whether it was a general concern or a specific
16 concern.

17 BOARDMEMBER MCKLEROY: So can I read
18 from your use of the word "collaborative," do you
19 mean there will be compromises in meeting on the
20 middle ground, possibly?

21 BOARDMEMBER WILKINS: Well, that's
22 the attempt of the meeting, yes. That's what we're
23 trying to try to do. I mean, in some cases we may
24 be able to agree to disagree. In other words, we're
25 empowered with the authority to make decisions, but

61

1 initial response, or would that only happen during
2 the later steps?

3 BOARDMEMBER WILKINS: No, it is
4 certainly possible. As I kind of went through
5 those items about our preliminary list of major
6 concerns, we're still in the process of developing
7 our responses to those issues and we're talking to
8 our management as we develop those responses.

9 In the event that we provide a response that
10 is going to be changing a remedy that is going to
11 be made clear in the responses. For example, we
12 may say the Army misinterpreted the General
13 Management Plan regarding the groundwater use at
14 the Presidio. Understanding now that all
15 groundwater at the Presidio will be used as a
16 drinking water supply, the following remedies have
17 been changed to do this now.

18 BOARDMEMBER CHEEVER: Was that
19 process reached by consensus with some of the
20 agencies, such as the Trust, the Park Service, and
21 the EPA, and the DTSC? Do they have all approval
22 of this process?

23 BOARDMEMBER WILKINS: Yes. The Army
24 presented a proposed process. There were concerns
25 raised about that proposed process, and this

63

1 it's going to be productive?

2 BOARDMEMBER BLANK: I would not want
3 to see the response to comments be merely a defense
4 of the previous position. I rather see the
5 collaboration early in the process, than just to
6 wait for that defense in the previously stated
7 position. If the contractors are actually going to
8 make substantive change to the remedy proposed,
9 that are identified in the comments, then I think
10 it might be money and time well spent. But I'm
11 concerned about that.

12 BOARDMEMBER CHEEVER: Well, speaking
13 as a member of the public, I agree with that
14 concern.

15 BOARDMEMBER HENDERSON: I think it's
16 been stated in some meetings that some remedies
17 will change, some remedies may not change. We've
18 tried to make it so that we keep an open mind.
19 There is no understanding or no agreement from the
20 Army that all the remedies will change in
21 accordance with what they want, what the Trust
22 wants, or what the Park Service wants. There maybe
23 good reason for not changing some, so it's going to
24 be an open process.

25 BOARDMEMBER BLANK: I'm just saying

62

1 process is a result of our discussions in reaching
2 consensus on how to best approach the preparation
3 and responsiveness summary.

4 BOARDMEMBER JEHOEK: Just a quick
5 comment. On the table lists of comments document
6 it referred to Ms. Griffin as "he."

7 BOARDMEMBER WILKINS: Yes. We
8 apologize. No offense intended.

9 BOARDMEMBER BLANK: Generally, this
10 strategy that David outlined is a project of
11 discussion we had in a meeting. I do have a
12 concern about -- he had sort of elaborated more now
13 than we had heard at that meeting, and we haven't
14 heard yet the schedules and cost issues by his
15 consultant. And I do have a concern about our
16 desire to engage in a collaborative process and not
17 to wait for a long period of time for revisions
18 that are going to more or less reflect what we've
19 already seen in the Feasibility Study. I'm
20 concerned that the costs that goes into making
21 those revisions, if they don't provide substantive
22 change, will not be money well spent.

23 BOARDMEMBER JEHOEK: I'm not clear.
24 Your concern is that they do have -- there's
25 revisions, and they're substantive, you don't think

64

1 that I rather start dialogue at the outside so
2 we're not working in a vacuum. If you look at the
3 comments and make a change, your contractor works
4 on coming up with the a proposed change, then
5 that's something to look at. But if it is just a
6 reiteration of a previously stated position, we may
7 as well just start talking about it right off the
8 bat.

9 BOARDMEMBER HANDEL: I would say,
10 with regard to the financial end of it, whether the
11 contractors expended money or the Army expended the
12 money, it still costs the same. In other words,
13 the Corps of Engineers receive funds from the
14 Department of the Army to place people like Roger
15 on the project. And if the Army, or the Army
16 contingents, are going to develop these responses
17 and not the contractors we still need to receive
18 the funds. So the monies are going to be spent
19 regardless. So keep that in mind.

20 I understand your statement with regard to
21 that issue. We looked at it and it's obvious to us
22 that we're not going to agree with your comments.
23 That maybe that it is an advantage to bring that
24 out.

25 BOARDMEMBER BLANK: With us the

64

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25 BOARDMEMBER BLANK: With us the

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1 problem we ran into, the Army's original approach
2 was they wanted to engage in a more one-on-one
3 discussion. It becomes a thing of where you're
4 going to have a discussion about a point of
5 disagreement. But I think you could use the same
6 approach you're using and identify those major
7 things. We could start some dialogue early on
8 instead of just going and redefending a position.
9 That's my comment.

10 FACILITATOR KERN: Other comments on
11 this item?

12 BOARDMEMBER MCKLEROY: To follow up
13 on your point, is that, perhaps, the Army could
14 have a gradation sort of thing. Their first
15 position on these, you take these comments, you say
16 you strongly disagree with them or not. In other
17 words, give stakeholders an indication of what
18 areas that you're least likely to want to make any
19 change, and therefore, we might be able to
20 concentrate on our areas, if that's something you
21 have in mind.

22 BOARDMEMBER WILKINS: I mean, we
23 don't need to beat this horse to death. I
24 understand what Roberta's concerns are. We're
25 going to try to resolve or collaborate with all of

66

1 the folks to the maximum extent possible, as early
2 on as possible in this process. When we have a
3 meeting and the Army is willing to say, move away
4 from the position that's presented in the
5 Feasibility Study, that we can come to a meeting
6 with the other key stakeholders there and move on.
7 If there are issues where we're not prepared to do
8 that, yes, we want to raise those issues and put up
9 a flag and say, I don't think we're going to move
10 off of our position, or we don't have the
11 flexibility in resolving this issue with you.

12 I mean, we have our had guidance or our
13 marching orders, if you will, to elevate those
14 concerns to the Army chain of command as quickly as
15 possible. So we have that obligation and that
16 responsibility.

17 And the benefit of having these meetings is
18 that if we're not going to resolve issues here that
19 we're going to try to make sure that we identify
20 those issues, either ones we can resolve or ones
21 that we absolutely have no flexibility, and
22 separate those out and take the other ones upstairs
23 and have upper management start looking at those
24 things, too.

25 BOARDMEMBER WORK: Actually, as

67

1 you're speaking about these issues some ideas are
2 coming to me. Also, as Roberta pointed out our
3 time frame for getting the response to comments, I
4 see why the Park Service is a little bit concerned,
5 especially concerning their schedule for reuse.

6 I was just thinking, is it possible we can
7 start getting the responses to comments in pieces?
8 I mean, not wait for one final project. Maybe we
9 could start with the Park Service's comments and
10 get the responses to comments on those, and thereby
11 start addressing these issues more rapidly.

12 BOARDMEMBER WILKINS: There's a lot
13 of ways to skin this cat. I don't want to take a
14 lot of time here discussing the appropriate options
15 we could use. Most of the major concerns have been
16 presented, and the focus should be to identify what
17 those concerns are for the Army to present its
18 responses to those issues as comprehensively as
19 possible. That's the way we're approaching this,
20 and that's how we're tackling it. With regards to
21 your concerns about getting it in pieces,
22 certainly, we have the first couple of phases of
23 major comments and concerns.

24 I would agree with getting that out to
25 everybody and start working on those things now,

69
1 September. Since that time, actually, two days
2 after that, we submitted a workplan for agency and
3 public review. That was submitted on the 19th of
4 September for remediation at the DEH area. The
5 comment period for that ended on October 20th.
6 We're currently anticipating remediation starting
7 on November 3rd. And, I guess, that's the status
8 report.

9 FACILITATOR KERN: Questions?

10 BOARDMEMBER MCKLEROY: So you have
11 plans to start excavation work on the 3rd?

12 BOARDMEMBER HANDEL: Yes. We may
13 have some fencing for the first few days, those
14 types of things.

15 FACILITATOR KERN: And how long did
16 you anticipate you have?

17 BOARDMEMBER HANDEL: For the
18 construction window?

19 FACILITATOR KERN: Yes.

20 BOARDMEMBER HANDEL: The current
21 schedule shows site restoration activities pending
22 on the 8th of January. So it looks like about a
23 eight-week process.

24 BOARDMEMBER BLANK: Well, I just
25 think congratulations are in order.

1 FACILITATOR KERN: So we have learned
2 today that it is funded and the work can actually
3 begin?

4 BOARDMEMBER HANDEL: Pending comments
5 on the workplan. I don't think we received any to
6 date. We'll finalize the document and move
7 forward.

8 BOARDMEMBER MCKLEROY: So is the DEH
9 RAP -- is it a RAP?

10 BOARDMEMBER HANDEL: It's a remedial
11 A plan. And that's the document where there was a
12 working group and it took several months, and it
13 was signed in April.

14 FACILITATOR KERN: Moving onto 6.A.,
15 the RPM meeting.

16 BOARDMEMBER YOUNGKIN: The RPM
17 meeting was this morning. The first topic was the
18 Crissy Field RAP. We had a similar discussion
19 tonight. The specific topic was the results of the
20 DTSC lead-base paint sampling in the 1800 area.
21 Romy presented some results of the sampling of
22 paint. You have chips and soil around one of the
23 brick buildings. Paint chips came up with
24 lead-base paint, 33,000 parts per million. The
25 samples in the soil found the highest

71
1 concentrations was 378 ppms. So even though the
2 results of the soil sampling were not above action
3 levels, there is a source of paint there. And the
4 Army and the agency has agreed to disagree, and
5 this is a long-standing issue that isn't being
6 resolved at this level. Romy, do you want to add
7 anything to that?

8 BOARDMEMBER FUENTES: Yes. The
9 purpose of the sampling was just to determine
10 whether there's a source and whether there's a
11 reuse. And it has been determined that there's a
12 source. There's about 33,000 ppm of lead-base
13 paint chips from the windowsills and exterior
14 components of the building.

15 Also, we want to point out that area hasn't
16 been really occupied by the U.S. Army.
17 Historically, it has been maintained and operated
18 by the former Public Health Services Hospital. And
19 there's some preliminary analysis that this doesn't
20 really represent nonresidential buildings that the
21 Army has operated. If you have higher PHs, there's
22 the possibility of downward migration of leads, and
23 the lowest PHs we depicted was about 5.5, that's
24 really low.

25 So this sampling is really limited and

1 doesn't give you a lot of information. But just
2 knowing the objective of the sampling we accomplish
3 the objective of it, and also, before we didn't
4 have any data on the status of the removal, now we
5 do.

6 BOARDMEMBER YOUNGKIN: On the status
7 of the DEH area, there's the status of hydraulic
8 oil-site removal. And the Army has requested money
9 to remove the oil tanks and pump out the water.
10 This is the first quarter which started on October
11 1st, so the money will be coming the first quarter,
12 but they're not sure because last year it came in
13 January.

14 The next topic was the Building 680
15 remediation. The Army has requested \$75,000 to
16 remove the remaining contaminated soil. That will
17 be coming the first quarter also. And IT is
18 covering the soil in plastic and overseeing the
19 winterization of the sites. And that's it.

20 FACILITATOR KERN: Questions for
21 Mark?

22 BOARDMEMBER JEHOREK: What are the
23 COCs? Do you know offhand, that soil removal?

24 BOARDMEMBER YOUNGKIN: The last one,
25 Building 680?

72

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21 Mark?

22 BOARDMEMBER JEHOREK: What are the
23 COCs? Do you know offhand, that soil removal?

24 BOARDMEMBER YOUNGKIN: The last one,
25 Building 680?

74

1 might be appropriate.

2 BOARDMEMBER WILKINS: I think we're
3 akin to doing that. It is just a matter of how
4 many of you all would like to participate. Because
5 this is one of the things that we are criticized
6 for, that we weren't looking at these sites with
7 the vision of what the reuse was going to be. For
8 example, if we're looking at the disturbed areas on
9 the cliff sites of Baker Beach, if we're going to
10 look at the proposed remedies there, what makes
11 sense, we need to make that argument, or make that
12 decision or that assessment based not what it looks
13 like now, but what it's supposed to look like ten
14 years from now, or whatever point the Park Service
15 implements its redevelopment.

16 So I think it is just as considerate for
17 somebody from the Park Service, one of you guys,
18 for example, there to say, well, this is what we
19 envision in the cliff site area and if they don't
20 clean it up, we're not going to be able to realize
21 this vision.

22 FACILITATOR KERN: So we have
23 everybody sort of nodding their heads. We just
24 need to come up with a date in the near future.
25 Anybody have a potential date that they would like

1 BOARDMEMBER HENDERSON: PCB.

2 FACILITATOR KERN: As far as Item No.
3 7, there are a couple of things that have come up
4 today. One has to do with verification of our next
5 RAB meeting, which is November 11th, and that may
6 be a holiday. So we would need to either decide to
7 meet on a holiday, which, of course, I don't know
8 if any of the federal agencies would be able to
9 work on a holiday, or we could reschedule the
10 meeting. Okay, November 12th, this Wednesday.

11 That item is out in the parking lot today
12 after our RPM meeting. We were discussing some
13 items relating to the Feasibility Study comments,
14 specifically, with regard to landfills. And I
15 mentioned that it might be useful for RAB members
16 to actually get a tour of some of these sites so
17 that there could be a further discussion of the
18 viability of doing cleanup of some of the
19 landfills, particularly, on the cliff sites. Would
20 that be of interest to people at a future RAB
21 meeting, to take a tour to see these sites to see
22 what could be anticipated as far as cleanup of
23 those sites? Comments or thoughts? Is that
24 something people would like to do or not? We can
25 take that back and try and find a date when a tour

75

1 to throw out? Perhaps we can try to take that date
2 on-line and get back to you. Would that be good?
3 I see a lot of nodding.

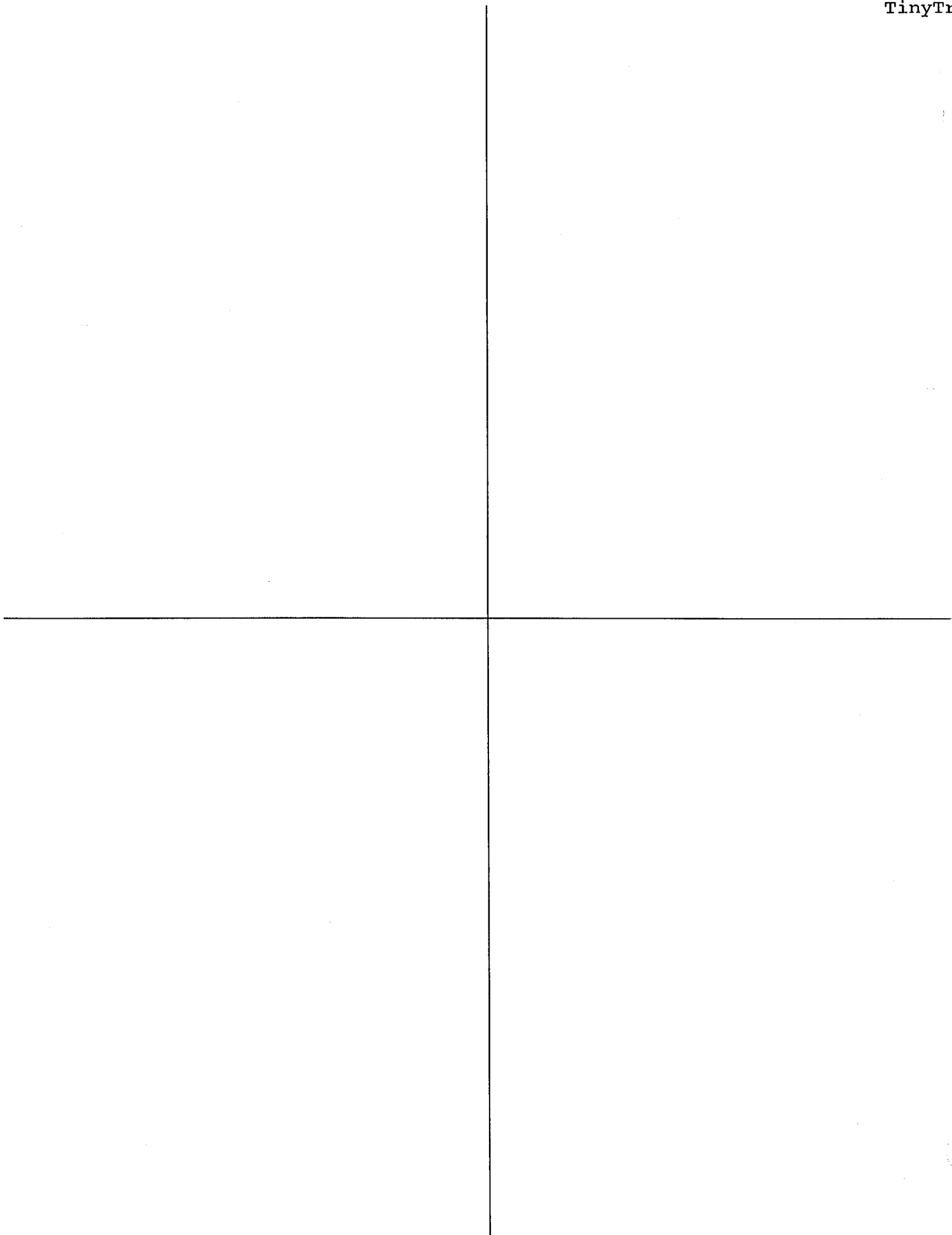
4 BOARDMEMBER JEHOREK: The other
5 recommendation, do you want to have this before our
6 next meeting?

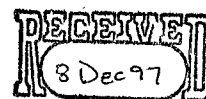
7 FACILITATOR KERN: Well, I think the
8 later we wait -- it would be good to get something
9 done while the weather is still holding.

10 BOARDMEMBER JEHOREK: Then it might
11 be useful for people to confront the idea. The
12 next one is the 25th, and it should be set up so if
13 there is a possible rain.

14 FACILITATOR KERN: Any suggestions at
15 the present time for the November agenda items?
16 You can get them to Mark. Any other
17 announcements? Without objection, meeting
18 adjourned. Thank you.

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1 THE RESTORATION ADVISORY BOARD MEETING

2
3
4 ORIGINAL

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7 WEDNESDAY, NOVEMBER 12, 1997

8 HELD AT

9 135 FISHER LOOP

10 SAN FRANCISCO, CALIFORNIA

11 7:00 P.M.

12
13
14 ORIGINAL

15
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17
18 REPORTER'S TRANSCRIPT OF PROCEEDINGS

19 BY: SHEILA MORRELL

20
21
22 CLARK REPORTING

23 2161 SHATTUCK AVENUE STE. 201

24 BERKELEY, CA 94704

25 (510) 486-0700

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MATTHEW FOTTLER

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ARLEEN GEMMIL

JOAN GIRARDOT

BRUCE HANDEL

ROGER HENDERSON

MOLLY HOOPER

JULIAN HULTGREN

DOUG KERN

LEEANN LAHREN

ANDREW LOLLI

BRUCE MCKLERoy

HOWARD NATHEL

JANE POWERS

LOUIS ROSENBAUM

JILL STONER

BRIAN ULLENSVANG

MARTHA WALTERS

DAVID WILKINS

JOANNE WINSHIP

MICHAEL WORK

1 FACILITATOR KERN: This is the regular
2 scheduled meeting of Presidio RAB. Welcome to all
3 members of the public, the Army, the contractors,
4 boardmembers, regulators and the City. Always have to
5 remember the City. Thanks to everyone for turning out
6 tonight. Does everyone have an agenda? Are there any
7 changes or additions to tonight's agenda?

8 BOARDMEMBER WILKINS: This one.

9 FACILITATOR KERN: All right. Seeing none,
10 any announcements for tonight? We're moving rapidly.
11 There's never any old business. So we're going to blast
12 through that. Committee reports, that would be Mark.

13 BOARDMEMBER YOUNGKIN: Well, the October
14 committee meeting was the end of October sometime.
15 Can't forget to get a date now. It was the 28th of
16 October, and we discussed the Crissy Field RAP the
17 entire meeting. It was pretty useful.

18 Then on November 1st, the RAB had a tour of
19 the disturbed areas at Baker Beach. We had a good
20 turnout. Representatives of the National Park Service,
21 the RAB, Army contractors, Montgomery Watson, IT,
22 everybody thought it was a useful morning at the Baker
23 Beach disturbed areas. The committee meeting this month
24 will be on November 25th at the usual place, Upper Fort
25 Mason, Building 201, first floor conference room at 7:00

1 o'clock. That's all. Thank you.

2 FACILITATOR KERN: Any questions for Mark?

3 All right. Great. We're now ready to move on. Pardon
4 me. I've been reminded that we have a new court
5 reporter tonight. And so all of you that -- you might
6 point your name plates toward her, so she she can help
7 record the meeting. And welcome to the court reporter.

8 Item Number 5 for our presentations and
9 discussions: In talking to Dave just prior to the
10 meeting, these three items probably reasonably rolled
11 together. So he's going to give a brief overview of
12 some of the things that have been happening. There's
13 been some meetings. He's going to report on those. And
14 some other people that have been at the meetings may
15 comment, as well.

16 BOARDMEMBER WILKINS: Yes. What I'd like to
17 do is just give a brief overview of a couple of marathon
18 meetings that the primary stakeholders have had. Today
19 was definitely a marathon meeting, going from this
20 morning about 9:30 all the way through until 6:30, 6:45
21 this evening. That was the second of two meetings. We
22 had a meeting earlier last week on Thursday where we
23 discussed Crissy Field Remedial Action Plan issues.

24 Essentially what has transpired as we have
25 gotten closer to the end of the common period was that

1 the Presidio Trust, the Parks Association, and the
2 National Park Service presented a series of
3 recommendations to the Army and to the other
4 stakeholders regarding some changes, recommended
5 changes, to the Remedial Action Plan. I'm going to
6 briefly highlight those and briefly identify kind of
7 where we are right now.

8 In terms of the EE/CA areas, those are the
9 Building 949, 950 area, the 923 to 931 area, and
10 Building 640, 643 area. The primary changes there of
11 what was proposed in the Remedial Action Plan is that
12 the Army is not going to do on-site stabilization at
13 these areas. We're simply going to excavate the soil
14 and dispose of it off-site. And previously that was
15 going to be excavate, do some on-site stabilization, and
16 then dispose of it. So now that's changed.

17 And in addition, the Army has agreed to do
18 confirmation sampling for additional chemicals of
19 concern at these three areas. I don't have my notes
20 with me, but we basically agreed to do the additional
21 confirmation sampling for the chemicals of concern
22 proposed by the other stakeholders.

23 The other major issue at those areas is that
24 the Army has agreed to sample for additional
25 contaminants, and different cleanup levels, then, are

1 proposed for our ambient fill lithologies which would
2 extend or increase the area of excavation in these areas
3 -- I guess "slightly" would be a fair term to use --
4 than what's currently proposed. There is still some
5 deliberation regarding the applicability of ambient fill
6 lithologies in these areas and at the Presidio that we
7 still need to work out. That basically covers the soil
8 issues in those 900s areas -- or, I'm sorry, in the
9 EE/CA areas.

10 Other issues throughout Crissy Field: First,
11 I'll start with the firing-range area. That's the
12 former trap-and-skeet-range area. We're still
13 deliberating on this matter. As it stands right now,
14 the Trust and some of the other stakeholders have
15 proposed a cleanup level. This is a human health
16 cleanup level of .1 milligrams per kilogram for the
17 pH's in this area. The Army is looking at a level of
18 somewhere from .3 to .5. So we're still deliberating on
19 that aspect of it. And both sides have agreed to go
20 back and -- from the Army's perspective we're going to
21 go back and look at the impacts of cleaning up to their
22 recommended level and what impacts that would be on time
23 and costs and resources, things of that nature.

24 Similarly, the Trust and its consultants are
25 going to go back and look at the .3 to .5 cleanup level,

1 and even at their own level in terms of how that value
2 was developed in terms of human health risk-assessment,
3 parameters and things of that nature, and perhaps take
4 into consideration some other factors that they did not
5 consider before. So we're still deliberating that, and
6 hopefully we'll be able to resolve that issue within the
7 next 48 hours or so. That was the main outstanding
8 issue at the Crissy Field trap-and-skeet-range area.

9 The other areas: Fill Site 7 -- and this was
10 a pretty significant change from what was in the Crissy
11 Field RAP. What was previously proposed was that the
12 Army was going to do a hot-spot excavation throughout
13 the Crissy Field RAP. What we have since agreed to is
14 that we will do sampling within the wetlands' footprint
15 area which is basically a 5,000-by-200-foot block area.
16 And within that, we're going to have 100 by 100 foot
17 grids where we would do samplings, taking two borings
18 within that grid. Each boring would be six feet deep.
19 There would be three samples taken from each of the
20 borings. And then the six samples would be composited.

21 The purpose of doing this sampling was to
22 insure that the GGMPA, the Parks Association workers,
23 would not be subjected to handling or dealing with
24 hazardous -- potential hazardous materials, or hazardous
25 waste, rather. And so basically what that is, is a

1 change to doing a no-action at the site, and in lieu of
2 that, doing this sampling.

3 And in the event that hazardous waste is
4 encountered based on that composited sampling, then the
5 Army would deal with that waste accordingly by taking it
6 off to the appropriate landfill or whatever. I guess
7 that issue is pretty much resolved. It's just a matter
8 of the two sides agreeing to some language as to how
9 this will be incorporated into the Crissy Field RAP. We
10 know that it's going to be submitted as a comment by the
11 Trust and the Park Service. And so we're just kind of
12 discussing right now procedurally how to best
13 incorporate that into the decision document. And again,
14 that's something we feel we can work out pretty easily.

15 Oh, one other aspect of that, that was
16 included was they wanted to -- the Trust and some of the
17 other stakeholders wanted to reserve the right to
18 measure ten times the solubility threshold limit
19 concentration for the purposes of its impact on
20 ecological receptors since this material was going to be
21 redistributed -- the excavated material from Fill Site 7
22 is going to be redistributed throughout the Presidio to
23 develop the various land forms and contouring that's
24 going to go on for the redevelopment of the site. That
25 about captures the main changes for the Fill Site 7

1 area.

2 One of the other areas that was brought up was
3 a recommendation that the Army sample for lead-base
4 paint in the former barracks area that was on Crissy
5 Field. The building area numbers were 901 to 919, which
6 were at the west end of Crissy Field but just south of
7 where the Coast Guard buildings are, immediately south
8 of that.

9 That's an issue that the Army has elevated to
10 its chain of command for further guidance and discussion
11 at the next level, because that we feel that -- we
12 recognize this issue as a request that the Army sample
13 for lead-base paint in a nonresidential area. And
14 that's a legal position that we disagree with. The
15 other stakeholders don't see that in that case, and
16 there may be a way that we could work around this so
17 that it doesn't prevent the -- or block the RAP from
18 being signed and approved.

19 So there was some ideas about how that could
20 happen, such that, for example, that the sampling could
21 go on, but it wouldn't be called sampling for lead-base
22 paint in a nonresidential area; it could just be that
23 the sampling would be done to be protective of workers
24 in that area or something like that. But we have not
25 reached any particular resolution on that issue, and

1 that's still out for deliberation.

2 Similarly, there was another recommendation
3 also for lead-based paint; that the Army sample for
4 lead-based paint around the the group of buildings that
5 are immediately south of and adjacent to the Mason
6 Street, all the way from the Marina Gate entrance down
7 to the 900s area. And while that area is not in the
8 Crissy Field Project area and has no direct impact on
9 the redevelopment plans, it was -- and the intention is
10 it's going to be mentioned as a comment. That issue has
11 also been elevated, so that particular comment may be --
12 may have to be addressed such that if it doesn't impact
13 the project area that it will be a nonissue for the
14 Crissy Field RAP.

15 There are other sites that were also mentioned
16 that are going to be commented on in the Crissy Field
17 RAP from this package of recommendations that are not in
18 the project area. For example, Building 637, Building
19 207, the machine-gun-butt target range, Building 633
20 site, all of those sites they wanted to include in their
21 comments because they are in the Crissy Field Plan area
22 but not in Crissy Field Project area. So there may be
23 some comment to that effect. And our response is going
24 to be that it's not affecting the project area, and
25 we're going to identify what particular document those

1 sites are going to be addressed. And, certainly, for
2 those of you familiar with these areas you know that 637
3 and 207, for example, are petroleum sites. Those sites
4 are petroleum sites, and they're going to be managed,
5 for example, under Corrective Action Plan. So that's
6 just a matter of they've identified these sites that are
7 within the plan area; we just need to identify what
8 decision document is going to address those sites.

9 And another concern was the groundwater in the
10 900s area. And previously what the Army had proposed
11 was to do some source removal, and do this natural
12 attenuation management. That certainly met with a lot
13 of controversy. And at this point, what we've agreed to
14 do in accordance with their recommendation is to do the
15 source removal at both areas.

16 And this is -- the area I'm talking about is
17 Building 979 area and Building 937 area -- to do that
18 source removal. And we proposed a five-year monitoring
19 of this site to validate that the removal of the source
20 has actually happened and decreased the presence of
21 contaminants at this site.

22 Our proposal has essentially been accepted,
23 but there's still some further discussion that the Trust
24 and some of the other stakeholders want to have
25 internally before they come back and fully sign up for

1 that. But that represents the kind of the major change
2 or where we stand right now with the groundwater in the
3 900s area.

4 Let's see, one of the other areas that folks
5 brought up was the east-of-Mason area and the cleanup of
6 pesticides pits that were there. The Army has agreed to
7 cleanup the pesticides there for the sediment levels
8 that are going to be in that area. So that's going to
9 be a change from what's in the RAP.

10 We had proposed a -- because we had done an
11 exposure-point concentration at that site, the
12 ecological risk was nil, essentially. And so we
13 defaulted to look at human-health risks there. But
14 that's been completely changed. We'll be cleaning up
15 there for ecological sediment issues or sediment
16 concerns there at that East-of-Mason area.

17 And there were a lot of other recommendations
18 that were made by the Trust consultants. These are the
19 major issues I think that folks are more familiar with.
20 A lot of the other issues that I haven't discussed here
21 -- I don't have my notes with me -- are less detailed.
22 But as a result of these discussions, and in an effort
23 to bring the responsiveness -- or make the
24 Responsiveness Summary as widely acceptable as possible,
25 that's what led to the decision to extend the comment

1 period to the 18th. And that was a recommendation made
2 by the Trust, the Park Service's consultants, the Park
3 Association.

4 The other stakeholders, including the Army,
5 felt that that was a good idea because we want to, one,
6 have comments that -- understand what the comments are
7 going to be when they are provided, and that they
8 understand and have a commitment from the Army. And our
9 response to those comments, it's going to meet with
10 everyone's endorsement and support. And so that was the
11 effort behind that.

12 The only piece to that that has been left out
13 that is still to be determined is how to allow you, the
14 public members, to have an opportunity to look at a lot
15 of these discussions that we've had and will continue to
16 have over the next few days, an opportunity to have some
17 input to that. We have turned that question over to
18 both the State and the EPA. And, hopefully, they'll be
19 able to get back to us in a couple days with some ideas
20 on what public-participation requirements would be
21 triggered with the development of this Responsiveness
22 Summary, which is everyone's comments, the Army's
23 responses to those comments -- that's what formulates
24 the Responsiveness Summary -- what opportunity you folks
25 would have to take a look at that and provide any

1 feedback if you need to. Such that, you have an
2 opportunity, but it doesn't impact the schedule so that
3 the Army can't get the site cleaned up by the time it
4 needs to be cleaned up. So the regulators are going to
5 get back to us on some ideas on how to best handle that.
6 But you will have that opportunity.

7 I think that about covers it. And again,
8 these are big-picture items. There are a lot of other
9 little, smaller things, but they weren't like major
10 show-stopper type of issues. But I think I've covered
11 all the major sites, the soil sites within the Crissy
12 Field RAP, as well as the groundwater concerns.

13 I think at this time I would like to allow
14 Doug, as one of your community members who sat through
15 these long marathon meetings, to just give you his
16 perspective on things, so you can hear that from that
17 point. And then perhaps we can open it up for some
18 questions, if folks have questions.

19 FACILITATOR KERN: I thought the summary that
20 Dave presented was quite accurate. These meetings did
21 go on for many hours. In the space of just about ten
22 minutes, he's kind of covered the major ground. I could
23 add just a few things to what he's said already.

24 One site that the public has had considerable
25 interest in has been the 900s' groundwater there's been

1 a lot of discussion. And in addition to the Army's
2 proposal of source removal and five-year monitoring,
3 which is a bit of a change, there were some
4 counterproposals offered that would include, I think,
5 after -- if there was ever a time when two quarters in a
6 row that the base standards were exceeded, that the Army
7 would be required to develop some sort of a Remedial
8 Action Plan. Which might be to say that we're going to
9 review this further. That particular proposal is also
10 under consideration by the Army. But that's at least
11 one counter in these whole series of negotiations.

12 You mentioned that pesticides at the EOM,
13 East-of-Mason site, were now going to be cleaned up to
14 an ecological level. And part of the reasoning that
15 this was requested was that site is quite near and
16 within -- quite adjacent to the footprint of the
17 wetlands. So that's part of the reason there.

18 I'm also anxious for the rest of the public to
19 have an opportunity to review this appropriately. And I
20 think that was discussed today, and people were quite
21 open about it. And getting that opportunity to people
22 to review this document -- I think everything is out in
23 the open. So I want to assure people of that.

24 I might turn it over to anybody else who was
25 there at the meetings to add anything if they have any

1 comments. It doesn't appear that there are additional
2 comments. You might see people that are a little bit
3 bleary-eyed, but I think you've got a dedicated bunch of
4 people who were negotiating in good faith to try to get
5 this thing resolved.

6 And perhaps, as Dave suggested, there might be
7 an opportunity for questions. Most of the people up
8 here were at these meetings, so probably able to answer
9 anything that seemed odd or strange in these
10 presentations. Any questions at all? Good.

11 BOARDMEMBER WILKINS: Yes, Julie.

12 BOARDMEMBER CHEEVER: Just the procedure, and
13 if you have already answered this, I apologize. But, is
14 there going to be a document that we public -- members
15 of the public or RAB members will be able to see before
16 the 18th that outlines what you've just said orally? I
17 mean, you've got --

18 BOARDMEMBER WILKINS: I don't think so. I
19 think that most of the time between now and the 18th is
20 going to be used to refine the comments that are
21 submitted by at least three stakeholders, the Park
22 Association, the Trust, and the Park Service. And those
23 three represent the major players behind the
24 recommendations that were made, recommendations for
25 changes to be made to the Crissy Field RAP, that we've

1 been discussing over the last couple days in meetings.
2 So unfortunately, there's nothing that I can give you.
3 I mean, it's not secret information. I can give you
4 like a draft copy of the table of recommendations if you
5 would want to see that, but that may be -- there may be
6 something in there that may be subject to change because
7 of phone conversations that we have between now and
8 then, things like that. So if you want what we have
9 right now, what's on the table, I'd be happy to make a
10 copy and give it to you.

11 BOARDMEMBER CHEEVER: I guess, my perspective
12 is that the deadline has been extended to the 18th.

13 BOARDMEMBER WILKINS: Yes.

14 BOARDMEMBER CHEEVER: But what could a member
15 of the public comment on, because we don't --

16 FACILITATOR KERN: Perhaps I might say
17 something. I think what David mentioned earlier about
18 the public having an opportunity to review this.

19 BOARDMEMBER CHEEVER: Right.

20 FACILITATOR KERN: I think Romy and Michael
21 are going to look at how there could be a meaningful
22 time period, perhaps in parallel with other things that
23 are ongoing, that the public could actually comment on
24 the document and the Responsiveness Summary and the
25 revised -- I mean, I'm not trying to speak out of turn,

1 but I think that's partially, at least somewhat, what
2 David meant.

3 All this negotiating is going on. The final
4 sort of agreement is trying to be developed. And that
5 it is recognized the public -- there's so many changes
6 that people will need to have a chance to look at that
7 and to give their input. So I mean, there are some
8 documents that could be reviewed that I've seen that we
9 could distribute. But, as David says, there are details
10 within those documents that might be changing because
11 people are still talking them over.

12 So, is that helpful?

13 BOARDMEMBER CHEEVER: Yeah.

14 BOARDMEMBER WILKINS: So in other words, our
15 intentions are to allow the public to review the
16 Responsiveness Summary in its entirety once it's done.
17 In other words, we're going to get comments from
18 everybody once and for all on the 18th. We're going to
19 provide a response to those comments.

20 The idea of having all these meetings and
21 negotiations is such that the comments that are received
22 -- there's not going to be any surprises. Like we know
23 we're going to get a comment about doing a waste
24 extraction test sampling for Fill Site 7. Well, we've
25 been discussing that, and we've agreed, "Okay, we're

1 going to do that." So that we know what comment we're
2 going to get, and they know what answer they're going to
3 get in their Responsiveness Summary.

4 But we're going to try to do that for all
5 these outstanding issues, such that the Responsiveness
6 Summary meets with the minimal amount of contention or
7 controversy, and everybody can say, "Yeah, this is a
8 great idea," and as many stakeholders as we can get to
9 agree to it will agree to it, and we can move on to
10 cleanup the site. That's the whole objective of doing
11 this and the manner that we're doing it.

12 Unfortunately, you don't have the opportunity
13 or the time or the volunteers to sit in all these
14 meetings and things like that and to know what's going
15 on in all these discussions. So in order to give you
16 that opportunity, our intention is to allow you an
17 opportunity -- and again, whatever the regulators
18 suggest is appropriate -- to review that Responsiveness
19 Summary. So you'll be able to see the old RAP, all the
20 the changes and everything that's been made in this
21 Responsiveness Summary. And if you have any comment or
22 feedback on that, you can do it at that time.

23 BOARDMEMBER CHEEVER: But is it likely any
24 changes would be made, further changes would be made at
25 that point?

1 BOARDMEMBER WILKINS: I don't know. I mean,
2 it depends on what you -- maybe on the public if there
3 was some member of the public. But as -- from my
4 perspective, it seems like most members of the public
5 are pretty much supportive of the Trust and the Park
6 Service's comments. I mean, most of the comments we got
7 from other public members, they had some just general
8 concern, rhetoric, in there. And then they said, "And
9 oh, by the way, we fully endorse any comments submitted
10 by the Trust and the Park Service." That's like the
11 last sentence of every one of their comments or so.

12 We figure if we satisfy the Trust and the Park
13 Service on this, we're going to satisfy at least
14 agencies and various organizations from the public who
15 have submitted comments. Now, whether that's you
16 specifically or others amongst the RAB, that's yet to be
17 seen. But I would be shocked if members of the RAB come
18 up with something that they're recommending that the
19 Army do that these other agencies haven't already
20 recommended that we do to make changes to the RAP. I'd
21 be real surprised.

22 FACILITATOR KERN: If it did happen, and there
23 was something that all these people had not
24 considered --

25 BOARDMEMBER WILKINS: Right. Then we would

1 reconvene the stakeholders group and try to work through
2 that issue, whatever it is.

3 FACILITATOR KERN: I'm pretty confident of
4 that myself, actually.

5 Martha.

6 BOARDMEMBER WALTERS: Actually, I have a
7 couple questions. I really commend the Army for being
8 open and receptive to the Trust and the Park Association
9 in light of the latecomers in this process. I know the
10 Army's made a lot of concessions towards that.

11 It seems is that there is significant changes,
12 and I'm just wondering what kind of budget allocations
13 that the Army's going to have to accommodate those
14 changes, because they're pretty significant costs. And
15 I am just wondering about -- I know how the budget
16 process works. So I wonder if, Dave, you could respond
17 to that.

18 And the second question has to do with the 937
19 area. Many years ago when I was in tenure here, there
20 was a cleanup-and-abatement order issued by the regional
21 board concerning the 937 area. And I'm wondering if
22 that order -- if the Army's in compliance with that,
23 given that the UVB system never worked. And I'm just
24 wondering about the status of that order.

25 BOARDMEMBER WILKINS: Yeah. First thing on

1 the budget, it looks like many of the changes that have
2 been proposed will, in fact, reduce cleanup costs in
3 some areas and increase cleanup costs in other areas.

4 As it stands right now, we feel comfortable
5 that there's enough dollars in our budget to address
6 that. For example, not doing the hot-spot excavation in
7 Fill Site 7, instead doing a sampling, the sampling
8 costs less than that hot-spot excavation. And if, in
9 fact, that sampling analysis results means that we don't
10 have to excavate any of that because it is, in fact, not
11 a hazardous waste, then there's a whole lot of dollars
12 left out of that particular site that can be used for
13 something else.

14 And so we've just done a rough look at that.
15 So we don't think that there is going to be a budget
16 problem, even though there are -- have been a lot of
17 changes. Because in some cases it lowers costs and
18 other cases it increases costs. But where it has
19 increased costs, for example, doing the additional
20 confirmation sampling, things like that in the EE/CA
21 areas, it's -- you know, that's not that much of a
22 change in terms of the big-picture dollars.

23 In terms of the 937 order, the Army has looked
24 at that -- initially, at this point it looks like there
25 may be some requirements that may still have to be met

1 under that order. Our next effort will be to meet with
2 the regional board, and in light of what we intend to do
3 there now, to see if the requirements of that order can
4 be waived and/or changed with respect to will this new
5 effort accommodate any concerns that they had for this
6 previous order, something like that.

7 BOARDMEMBER WALTERS: The source removal, the
8 five years?

9 BOARDMEMBER WILKINS: Yes, exactly. So we
10 don't have that answer yet. We have not had that
11 discussion with the Water Board, but that is our
12 intention to have that discussion with them. And, of
13 course, we need to do that very soon. But that is our
14 intention. So we can let folks know what the results of
15 that discussion -- well, we intend to let folks know
16 that's going to be a big part of that site. But we'll
17 let folks know what the result of that discussion is as
18 soon as we have it.

19 BOARDMEMBER WALTERS: Thanks.

20 FACILITATOR KERN: Other questions? Mark.

21 BOARDMEMBER YOUNGKIN: The trap-and-skeet
22 ranges, is there any discussion of background sampling
23 schedules? Or is it just the negotiation of the cleanup
24 level?

25 BOARDMEMBER WILKINS: Well, there was some

1 discussion about that. The Army was attempting to try
2 to identify some background issues, but -- or background
3 values for the pH's. I guess there was a concern on the
4 Trust consultants' part that, it wasn't appropriate to
5 try to develop that because of where the numbers were
6 coming from versus Crissy Field's specific kind of
7 background versus something around the Bay and using
8 values around the Bay.

9 Our focus on trying to come to a resolution at
10 that site, pretty much, is going to be centered on
11 what's the risk posed by the pH's. I think we've kind
12 of put the development of any kind of background for
13 pH's on the backburner. And you guys can chime in here
14 if I'm speaking out of key. And we're going to focus on
15 what's the risk presented by the pH contamination in
16 this area and try and work it from that angle.

17 BOARDMEMBER BUCK: And actually I think we're
18 focusing in on everything else to fall into place with
19 the benzo(a)pyrene.

20 THE COURT REPORTER: Excuse me. Could you
21 repeat that?

22 BOARDMEMBER BUCK: Benzo(a)pyrene. It's a
23 component of pH's.

24 BOARDMEMBER WILKINS: BAP for short.

25 BOARDMEMBER BUCK: So, I think if we get the

1 resolution on that, the background becomes a moot point.

2 BOARDMEMBER YOUNGKIN: And then at Fill Site
3 7, the hot spots that are there now, they get no action;
4 is that what you're saying?

5 BOARDMEMBER WILKINS: Yes, that's what we're
6 saying. Certainly, the state has to buy in on this
7 whole strategy. And, I mean, I guess you can junk it.
8 I mean, I don't want to speak for you, but kind of what
9 he said earlier, he's got to go back and take a look at
10 that, but it looks like --

11 BOARDMEMBER YOUNGKIN: It's because they're
12 such small areas, or, I mean, they exceed the cleanup
13 levels of some kind, right?

14 BOARDMEMBER BUCK: Yeah. I think it gets back
15 to what's going to occur out in that particular area of
16 Crissy Field. Essentially, through the very process of
17 creating the wetlands, there's going to be a lot of
18 mixing. They've done a lot of scrutinizing on the data
19 available. They've come to the conclusion that once we
20 do this effort to create the wetlands; really, all that
21 soil -- it's going to be basically spread throughout the
22 Crissy Field area. The combination of mixing won't
23 represent a health threat.

24 So consequently, the actions to excavate those
25 hot spots really wouldn't -- aren't warranted, with the

1 exception of, as we mentioned before, the pesticides
2 that are sort of bordering the sediment area. And we
3 actually discussed how we would convey this sort of
4 no-action to the public, since it is a change. And
5 we're still having ongoing discussions about that. But
6 we think it's, perhaps, in the process of responding to
7 the conference, how we will convey that information to
8 the public.

9 BOARDMEMBER FUENTES: Part of the
10 recommendation is to do a hundred-foot grid sampling to
11 -- call it the correct term -- the wetland, proposed
12 wetland, restoration. And I guess we need to get that
13 data to make sure that we weren't talking about a
14 contamination that is widespread and that is impacting
15 the groundwater. And also I need to consult with the
16 Water Board with regards to groundwater impact. I
17 believe part of the proposal is not to include any kind
18 of monitoring. So we need to consult the Water Board,
19 if that's okay with them.

20 BOARDMEMBER HENDERSON: I think in their
21 proposal there was no monitoring --

22 BOARDMEMBER WILKINS: Correct.

23 BOARDMEMBER HENDERSON: -- because the source
24 is gone. So it was essentially a no-action site.

25 BOARDMEMBER FUENTES: Yeah.

1 BOARDMEMBER HENDERSON: Part of the reason why
2 there is such a change was that GGMPA has just come up
3 recently and finally figured out how they're going to be
4 excavating it, the actual wetlands. And it's a lot
5 different than what they had originally intended when
6 they may have been like planing off surfaces or
7 horizons. And now it's more of an interval. They're
8 taking out an entire soil column. And that in its own
9 nature is going to make it -- those little hot spots
10 sort of disappear.

11 BOARDMEMBER FUENTES: I think part of the
12 Water Board's policy is to do hot-spot removal and to do
13 some monitoring. And this is true with their
14 groundwater -- underground storage tank removal and some
15 other hot-spot removals. So again, I need to check with
16 the Water Board with regards to their policies.

17 BOARDMEMBER WILKINS: Because again, overall
18 this recommendation package again was primarily from the
19 Parks Association, the Trust, and the Park Service. And
20 while the other stakeholders were in the room and had an
21 opportunity to listen and to provide input regarding
22 these recommendations, certainly, there are some
23 regulatory aspects here that need to be cleared up. But
24 we were getting a lot of positive feedback from the
25 regulators who believe that the issues regarding these

1 hot spots and whatever can be adequately addressed with
2 this new proposal, as well. So, he just needs to, like
3 you said --

4 BOARDMEMBER YOUNGKIN: And one of the issues
5 there was workers' safety.

6 BOARDMEMBER WILKINS: Well, Yeah. I mean,
7 that was a big issue was workers' safety.

8 BOARDMEMBER ULLENSVANG: The newer issue was
9 the disposal of material, as well.

10 BOARDMEMBER WILKINS: Right.

11 BOARDMEMBER ULLENSVANG: That it can be done
12 in a way which does not pose a pollutant during
13 construction.

14 BOARDMEMBER BUCK: Because it's estimated
15 there will be excess material, and it would have to be
16 hauled off-site.

17 BOARDMEMBER WILKINS:. Right. Some amount.

18 BOARDMEMBER YOUNGKIN: Two more quick
19 questions. The base standards you're referring to, I
20 haven't seen a copy of those yet. Have you distributed
21 those generally yet?

22 BOARDMEMBER WILKINS: No. But we can get you
23 a copy of that.

24 BOARDMEMBER YOUNGKIN: Since I know what the
25 standard is for DCD -- 1,2, DCD.

1 BOARDMEMBER WILKINS: Yeah.

2 BOARDMEMBER YOUNGKIN: Are you talking about
3 that at the meetings or --

4 BOARDMEMBER WILKINS: Bob, do you have any of
5 that information with you?

6 UNIDENTIFIED SPEAKER: I don't have that with
7 me, but I do remember that the number for DCD is 220.

8 BOARDMEMBER WILKINS: But we can get you that
9 chart.

10 BOARDMEMBER YOUNGKIN: And then I had another
11 question about just the detail of like Doug was talking
12 about, the two quarters exceed base standards. Seems
13 like there's -- there's a lot of wells. You're talking
14 about that one well. Is that all wells? Is it a --

15 FACILITATOR KERN: You bring up a good point,
16 and the details of that sort of counterproposal plan to
17 the Army's proposal, I don't think, are fully complete.
18 I think that's still under discussion.

19 BOARDMEMBER WILKINS: Yeah. They're not --
20 they're not completely flushed out. I think that was
21 the biggest component of that, that was mentioned kind
22 of at the end of the meeting today.

23 BOARDMEMBER YOUNGKIN: Okay. Thank you.

24 FACILITATOR KERN: I think it would be a good
25 opportunity -- if you have ideas, it would be a good

1 moment to begin to formulate your comments now -- in the
2 next ten minutes or so. Other questions or comments?

3 Very good.

4 Why don't we move on to Item Number 6, the
5 Remedial Project Manager's meeting. I was not at the
6 meeting. I don't believe. Mark was.

7 BOARDMEMBER WILKINS: Yeah. What we talked
8 about at the RPM meeting was -- first of all, I passed
9 out an agenda for the meeting which we had in the
10 afternoon which was specifically related to the Crissy
11 Field RAP issues, which is just what we went over for
12 the last -- since the beginning of tonight's meeting.

13 I also mentioned and passed out our main
14 installation of base-wide RAP schedule as we have it
15 right now. That's based on development of the responses
16 to the comments on the feasibility study and all the
17 follow-on components leading up to a signed base-wide
18 main installation Remedial Action Plan. We can get a
19 copy of that schedule to you tomorrow.

20 The basic end date as it stands right now is
21 to have that document signed by the middle of August
22 next year, so mid-August 1998. Within the first part of
23 that, which is the response to comments on the main
24 installation, at best, there's several -- there's kind
25 of a sub-schedule that breaks down where we're going to

1 do and follow kind of the agreement that the
2 stakeholders just made regarding the process for
3 developing the responsive comments where we have a
4 general -- kind of a general group meeting to talk about
5 the common concerns.

6 And those are all the things that many of you
7 brought up like institutional control, the landfill, the
8 groundwater monitoring, things of that nature, the
9 common concerns. And then have an opportunity in
10 shorter periods of time to deal with specific issues
11 maybe, for example, presented by the Trust or RAB
12 members or the Park Service or the State or the EPA.
13 And all that culminating into a total response to all
14 the comments by early February next year.

15 So, I just passed out that schedule for folks
16 to take a look at. The main concern we had there was
17 that in comparing that to the Presidio Trust reuse
18 schedule which they had given us, there were a handful
19 of sites where cleanup was required by the end of
20 calendar year '98. And if the base-wide RAP is signed
21 by the middle of August next year, it did not seem
22 likely that cleanup of all of these sites that were
23 required -- for the sites required to be cleaned up by
24 calendar year '98 according to our schedule -- that the
25 Army would be able to complete that cleanup in time.

1 And while it was our intention to discuss that
2 at the meeting, I didn't present that issue that's kind
3 of facing us there. So there is going to need to be
4 subsequent meetings to figure out how we can deal with
5 that. And it may be on a site-by-site basis or
6 something like that. I'm not sure. That's yet to be
7 determined.

8 But the main point was to recognize that, that
9 situation does exist, and that the Army and the Trust
10 and other stakeholders, as needed, need to sit down and
11 figure out how to work with this -- the realities that
12 we're faced with.

13 And then the last part of our meeting this
14 morning was an update on the DEH cleanup. And the DEH
15 cleanup, in fact, has started. It started today. If
16 you have an opportunity to cruise through the Presidio,
17 and you come inside the Marina Gate, you'll see all of
18 the IT guys and gals out there digging and cleaning up
19 the DEH area. So they're starting in the northeast
20 corner, the former kind of garage area -- giant pole
21 barn called Building 268. That's where they're starting
22 at, cleaning up in that area. And then they're moving
23 down to where the old pesticides sheds were, still along
24 the eastern edge, and then they're going to move west
25 from there and clean up the other sites.

1 So the good thing is that cleanup along Crissy
2 Field has started; it started today. We should all be
3 happy about that. And if you have an opportunity to
4 come down and just want to observe the cleanup
5 activities that are going on, you're more than welcome
6 to do that. And that was what we talked at the RPM
7 meeting. After that we broke and prepared for the
8 afternoon discussion on the Crissy Field RAP issue.

9 BOARDMEMBER ULLENSVANG: Could I just mention
10 one thing? The promenade is closed in the DEH area
11 during the work --

12 THE COURT REPORTER: Excuse me. Could you
13 please speak up?

14 BOARDMEMBER ULLENSVANG: In the DEH area, the
15 promenade is closed during this construction. So there
16 is a detour that's been routed around on Mason Street.

17 But any of you, or your neighbors that you
18 know around there, if you could pass the word that, that
19 is closed because there was some initial problem of
20 people trying to skirt around the fences. And that's
21 not a -- that's not a good thing.

22 BOARDMEMBER WILKINS: Yeah. Good point.

23 BOARDMEMBER YOUNGKIN: Dave, I had a question
24 about the effect of the rain on the DEH cleanup
25 schedule. Can someone discuss that issue there?

1 BOARDMEMBER HANDEL: I don't think we
2 anticipate any significant delays at this point. We may
3 experience a few days' delay, but that's probably all I
4 would anticipate.

5 BOARDMEMBER HENDERSON: The soil is sort of
6 sandy out there. So when it rains, it soaks right in.

7 BOARDMEMBER YOUNGKIN: So the work's not very
8 sensitive to the rain?

9 BOARDMEMBER HENDERSON: Only if it rains for
10 40 days and 40 nights.

11 BOARDMEMBER YOUNGKIN: Like three years ago.

12 FACILITATOR KERN: How long do you anticipate
13 the work to take?

14 BOARDMEMBER HANDEL. Three weeks. Three to
15 four weeks.

16 BOARDMEMBER HENDERSON: That saves them from
17 dust suppressant. You don't have to spray water.

18 FACILITATOR KERN: Any questions for Dave
19 about that meeting?

20 BOARDMEMBER CHEEVER: Well, I had a question
21 about the feasibility study, responsiveness summaries.
22 Is this a good time to ask it because you mentioned it
23 in connection with --

24 BOARDMEMBER WILKINS: Yeah. Sure.

25 BOARDMEMBER CHEEVER: Well, is the schedule

1 that you -- the memo that you sent us October 29th still
2 in effect?

3 BOARDMEMBER WILKINS: Yeah. Yeah. That
4 didn't change.

5 BOARDMEMBER CHEEVER: Has the statement of
6 common concern come out yet?

7 BOARDMEMBER WILKINS: Yes. It has actually.
8 Somehow that got lost in the shuffle today. Yes, it
9 has. We will get that out. It's in a pile next to the
10 copy machine. I apologize for that. Yes, it did come
11 out. We were ready to distribute that. With everything
12 else that went on today, it just kind of got left by the
13 copier. So, we will get that out to folks tomorrow.

14 BOARDMEMBER CHEEVER: I guess I'm kind of
15 wondering -- but I guess we'll see when we see it -- how
16 much of your total responsiveness is going to be
17 contained within the responses to common concerns.

18 BOARDMEMBER WILKINS: That's going to be
19 majority of it.

20 BOARDMEMBER CHEEVER: You need so much time
21 for the responses to what's left of -- to the individual
22 stakeholders.

23 BOARDMEMBER WILKINS: Right. That question
24 was brought up today. I know when you look at that
25 schedule, that it doesn't appear that there's a whole

1 lot of time devoted to that. But in actuality, there
2 is. I mean, we're doing this first. We're looking at
3 the common concerns. So the first thing you'll see is
4 just bullets to the common concerns. And then we're
5 going to provide our response to those common concerns.
6 And that's going to be the majority of probably the
7 Responsiveness Summary -- is going to be this component
8 of it. All of the other effort put towards the agency's
9 specific comments, our expectation is that's going to be
10 pretty small.

11 What you don't see reflected on that schedule
12 is the meetings that will be required to resolve some of
13 these issues as they're brought forward, because we
14 can't identify the meetings until the stakeholders have
15 an opportunity to see what our responses are to those
16 common concerns.

17 And when we do that, our efforts will be then
18 focused on: Let's set up a meeting, okay; let's discuss
19 this common concern, or whatever. We may be meeting
20 weekly or every few days to try to get through those
21 issues, or as often as we need to to try to get to those
22 issues.

23 And all the while that that's going on, at
24 whatever point we reach in that schedule where we need
25 to deal with Trust specific issues; well, we're going to

1 get those comments identified and responses have the
2 Trust and other stakeholders who are interested take a
3 look at those. We need to resolve those, too. So, a
4 lot of things are going to be on simultaneously, if
5 necessary, to work through all those issues, whether
6 they're the common concerns or the agency's specific
7 ones. So that's the plan. But it's our expectation
8 though that the majority and the bulk of our effort and
9 the majority of the feasibility study Responsiveness
10 Summary is going to be on these common concerns because
11 that represented the majority of the concerns of most of
12 the commenters.

13 BOARDMEMBER CHEEVER: According to the
14 schedule, you're going to to be giving us the response
15 on Friday.

16 BOARDMEMBER WILKINS: Yes, that's true. And
17 actually in talking with our contractor today, we may be
18 a few days late on that -- not a whole lot of days, but
19 maybe a few days. So, if it's not going to be here on
20 Friday, then we will certainly get word out to folks and
21 let them know when they can expect to receive it.

22 BOARDMEMBER CHEEVER: Thank you.

23 BOARDMEMBER KERN: Any other comments or
24 concerns on the meeting? Any questions of any kind
25 about anything -- except Dave's personal life?

1 BOARDMEMBER WILKINS: Don't go there.

2 BOARDMEMBER CHEEVER: I have a question about
3 something that was mentioned a couple of meetings ago.
4 And that is the status of anything to do with the Nike
5 Missile Site. I think it was perhaps Roger who said a
6 couple of meetings ago that there was -- steps were
7 being taken to consider a proposal for removing the
8 hydraulic fluid. And I'm wondering what the status is
9 of that or of any other action in connection with that
10 site.

11 BOARDMEMBER HENDERSON: We agreed to do that.
12 I think we're still waiting for the money to line up.

13 BOARDMEMBER HANDEL: We haven't received any
14 funding yet for FY98. We anticipate receiving that any
15 day now. When we do receive those monies for that site,
16 we'll take that action.

17 BOARDMEMBER CHEEVER: Take what action though?
18 Actually doing it or proposing it?

19 BOARDMEMBER WILKINS: Remember when we gave
20 the presentation at the RAB, like two RABs ago, and we
21 talked about taking out tanks and steam cleaning the
22 walls and all that stuff, that's what we're going to do.
23 So if you can go back and pull that handout and take a
24 look at that, that's what we intend to do at the Nike
25 Site. And that's going to be in addition to what was

1 proposed in the FS.

2 MS. JEHOEK: Dave.

3 BOARDMEMBER WILKINS: Yes.

4 MS. JEHOEK: Will that show up then in just
5 the -- once it begins, will that show up in project
6 schedules then?

7 BOARDMEMBER WILKINS: Yes, but --

8 BOARDMEMBER HANDEL: We can probably do some
9 type of a presentation.

10 BOARDMEMBER WILKINS: We can put some -- well,
11 what she's asking is to have like --

12 MS. JEHOEK: To get the schedules of each of
13 the different activities that are going on. Will it now
14 become one part of the schedule, so that way that would
15 be some way we could track it?

16 BOARDMEMBER HANDEL: Yes. That's easy.

17 BOARDMEMBER WILKINS: Yeah. We can make sure
18 that we include the in the monthly report and keep track
19 of that for everybody. Sure.

20 FACILITATOR KERN: Bruce and Roger had a
21 follow-up on Nike. I think we forwarded some comments
22 regarding the quantity of lead-base paint and asbestos
23 in the Nike Facility areas. Did you get all that?

24 BOARDMEMBER HANDEL: I did receive that
25 information.

1 FACILITATOR KERN: So it's under consideration
2 or whatever.

3 BOARDMEMBER HENDERSON: Was that recently,
4 Doug?

5 BOARDMEMBER HANDEL: It's about a week ago.

6 BOARDMEMBER HENDERSON: Oh.

7 BOARDMEMBER HANDEL: We've been pretty busy.

8 FACILITATOR KERN: Any other comments?
9 Announcements? Then without objection, our meeting is
10 adjourned. Thank you for your participation.

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1 STATE OF CALIFORNIA)
2 COUNTY OF ALAMEDA) SS
3)

4 I, JILLANNE STEPHENSON, a Certified Shorthand
5 Reporter 8563, do hereby certify:
6

7 That the foregoing proceeding was taken before said
8 reporter at the time and place therein named; and
9

10 That the same was taken in shorthand by reporter,
11 and was thereafter transcribed into typewritten
12 transcription under my direction, and checked by
13 comparison of audio tape by myself;
14

15 I further certify that I am a disinterested person
16 to said action and in no way interested in the outcome
17 thereof no connected or related to any of the parties
18 thereto.
19

20 IN WITNESS WHEREOF, I have hereunto set my hand and
21 affix my official seal of office this of 19
22

23
24 JILLANNE STEPHENSON

25 CLARK REPORTING

THE RESTORATION ADVISORY BOARD MEETING

TUESDAY, DECEMBER 9, 1997

HELD AT

GOLDEN GATE CLUB, 135 FISHER LOOP

SAN FRANCISCO, CALIFORNIA

7:00 P.M.

REPORTER'S TRANSCRIPT OF PROCEEDINGS
BY: ELIZABETH VALSTAD

CERTIFIED COPY

CLARK REPORTING

2161 SHATTUCK AVENUE,

SUITE 201, BERKELEY, CA 94704

(510) 486-0700

RESTORATION ADVISORY BOARD MEETING

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FACILITATOR KERN: This is the
regularly scheduled meeting of the Presidio of San
Francisco Restoration Advisory Board. I'd like to
welcome to tonight's meeting, the Army, the
regulators, the Park Service, Army contractors, and
members of the public that are with us tonight.

Does everyone have a copy of tonight's
agenda? Are there any changes or additions to
tonight's agenda?

BOARDMEMBER WILKINS: Yes. Well, we
have quite a bit of things to go through tonight,
but some of the things have changed in their
scope.

Item B is going to be a much shorter
discussion than what we originally anticipated, so
I'd like to move that up to 5.A. And then also the
Status Reports are relatively short items that we
can get through, so I would like to move those up,
instead of having them as 6.B, make those 5.B, the
Status Reports. Then we could do the budget,
because that's also a pretty short discussion. And
then I think we could save the rest of the time to
discuss the changes to the Crissy Field RAP,
because there's a significant amount of material
that we need to get through.

RESTORATION ADVISORY BOARD MEETING

RESTORATION ADVISORY BOARDMEMBERS:

(COMMUNITY AND TECHNICAL)

JOHN BUCK MARK YOUNGKIN
JULIA CHEEVER
JON DOUGAL
MATTHEW FOTTLER
ROMY FUENTES
ARLEEN GEMMIL
BRUCE HANDEL
ROGER HENDERSON
MOLLY HOOPER
JULIAN HULTGREN
DOUG KERN
LEEANN LAHREN
ERNEST LEE
SCOTT MILLER
JAN MONAGHAN
HOWARD NATHIEL
PETER O'HARA
JANE POWERS
LOUIS ROSENBAUM
BRIAN ULLENSVANG
MARTHA WALTERS
DAVID WILKINS
MICHAEL WORK

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FACILITATOR KERN: All right. A
number of changes there.
BOARDMEMBER ULLENSVANG: I have one
other change. Glen Angel, from the Golden Gate
National Park Association is here, and he's the
Project Manager for Crissy Field. I think it would
be helpful if he did an intro about the Crissy
Field project before we start talking about the
Crissy Field RAP.

BOARDMEMBER WILKINS: Can we stick
that in right before we start the discussion on the
changes?

BOARDMEMBER ULLENSVANG: Yes, we can
do that.

FACILITATOR KERN: Great. Any other
comments or changes to the agenda? Very good. Are
there any announcements tonight?

MS. SCOTT: I just wanted to
introduce myself. I'm Lucy Scott, the new public
affairs officer for the BRAC Environmental
Restoration Program, and if you haven't met me,
please, introduce yourself at the break.

I have a few things to note. You'll have a
handout that is entitled, 7.6 Regulation in your
packet, and it might not be readily apparent what

RESTORATION ADVISORY BOARD MEETING

1 those are for. That needs to be inserted into your
2 draft responses to the comments that you should
3 received, via e-mail, fax or by mail. And if
4 you haven't, let me know and I'll make sure you get
5 a copy.

6 The other thing is, you'll notice at the
7 front table a sign-up sheet for committees and
8 subcommittees. It's time to reformulate those
9 committees. So this meeting and the January RAB
10 meeting we'll have the sign-up sheet available. So
11 you need to sign up either this month or next
12 month. Please, remember to sign in, all RAB
13 members, because if you don't, I can't track your
14 attendance accurately, and that can be a problem.
15 So that's it.

16 FACILITATOR KERN: Thank you. Any
17 other announcements?

18 BOARDMEMBER CHEEVER: Do you have any
19 extra copies of the draft responses, because I
20 didn't find one in my mail before I came here?

21 MS. SCOTT: Not with me, but I can
22 send you one.

23 FACILITATOR KERN: Any others?

24 BOARDMEMBER FUENTES: We have a
25 Regional Water Control Board staff member here.

RESTORATION ADVISORY BOARD MEETING

1 up for one or more committees. Thank you.

2 FACILITATOR KERN: Thank you, Mark.

3 I'm going to try to review for everyone how I
4 see the agenda, it's a bit changed around.

5 Look at Review of the Common Concerns. That
6 will be the first item. Second item is the Status
7 Reports, which is down currently on Item No. 6.
8 The third item is, Update on the Budget. Fourth
9 item would be Glen Angel. And then we would go
10 to Overview of the Changes on the Draft. Does that
11 sound good? Okay.

12 BOARDMEMBER BUCK: I'd like to give
13 you a background. I think there was a handout that
14 everyone received about common concerns and
15 preliminary responses to those concerns. I
16 initially was going to walk through those, but
17 based upon the Remedial Project Manager's meeting
18 we had this morning we feel it's more appropriate
19 to change that approach and discuss sort of the
20 outcome of the meeting, because it has a major
21 impact on how we're going to proceed with trying to
22 resolve outstanding issues concerning the
23 Feasibility Study.

24 First of all, a brief review. When we had
25 talked about stakeholders, who those folks are,

RESTORATION ADVISORY BOARD MEETING

1 His name is Joseph Chow.

2 FACILITATOR KERN: Did everybody hear
3 that introduction? We have a new boardmember,
4 Joseph Chow, from the Regional Water Quality
5 Control Board.

6 MR. CHOW: Good evening, everyone.

7 FACILITATOR KERN: Thank you and
8 welcome aboard.

9 Old Business. None. We're onto Committee
10 Business with Mark.

11 BOARDMEMBER YOUNGKIN: Well, the
12 Technical Review Committee met on November 25th,
13 and we discussed the Crissy Field RAP. The meeting
14 for December has been moved up one week to December
15 16th, and that's because of Hanukkah and
16 Christmas. So the December meeting will be
17 December 16th, 7:00 p.m., at the same location,
18 upper Fort Mason.

19 I'd like to encourage everyone to sign up for
20 a committee. You can sign up for more than one
21 committee, as has been done in previous years. And
22 some of the committees don't meet regularly, but
23 when an issue does come up, you can be on the
24 committee and deal with that issue as it does come
25 up. And again, I would encourage everyone to sign

RESTORATION ADVISORY BOARD MEETING

1 it's basically all the regulatory agencies, the
2 Park Service, the Reuse Authority, the Trust, and
3 of course, the members of the public. Primarily
4 through the RAB, we were provided with many
5 comments on the FS, and what we attempted to do is
6 group those based on comments received in sort of
7 the common areas.

8 As we saw the breakdown of those comments, it
9 fell generally into these eight areas. They don't
10 cover everything, but the vast majority of the
11 comments received do fall into these categories,
12 and some questions for issues covered multiple
13 listings here of several concerns.

14 So we looked carefully at all those issues
15 and prepared preliminary responses as a primary
16 defense of what we've already done in the FS. We
17 did review the comments seriously and took those
18 concerns into consideration, but we still strongly
19 feel that many of the issues we had raised, or
20 positions we had taken in the FS, were still
21 valid. However, to get passed that and to move
22 forward with this process, in discussions again
23 this morning with the Presidio Trust, the members
24 of the Regulatory Agency, the Park Service, also,
25 some members of the RAB were in attendance this

RESTORATION ADVISORY BOARD MEETING

1 morning, we think the approach we're going to take
2 is sort of modeled after what we've done in the
3 Crissy Field RAP.

4 I don't know how intimately you were familiar
5 with that process, but it was a very intense effort
6 where the stakeholders came forward with some
7 proposals for various sites. The Army looked at
8 those and came back with counter proposals within a
9 very short time frame. Essentially, they worked it
10 through until there were essentially no issues that
11 remained outstanding. And later on tonight you'll
12 see the results of those changes.

13 We're hoping to follow that process in the
14 Feasibility Study. And we'll try to get out of
15 this -- we provide a response, then we hear a
16 response to the responses, and it can get into a
17 rut that we don't want, and tie everybody down. So
18 we're going to try to avoid that by beginning this
19 process.

20 What we'll do is, we'll come up with general
21 perimeters which we think need to be met to change
22 our remedies. We agreed to do that this morning at
23 that meeting. We'll be getting that out very
24 shortly so folks can see.

25 Other issues were also to provide a list of
RESTORATION ADVISORY BOARD MEETING

1 provide a list of sites and some concrete actions
2 at those sites.

3 That's where we stand. Any questions
4 regarding that?

5 Again, it's a model that we did work through
6 at Crissy Field that seemed to be effective and
7 resulted in a good compromise on all parts.

8 FACILITATOR KERN: For the benefit of
9 the RAB members, many of them have not yet seen the
10 final agreement, and may not be aware of the actual
11 changes.

12 BOARDMEMBER BUCK: And that's what's
13 going to be discussed in Item 3.

14 BOARDMEMBER CHEEVER: Is there a
15 schedule for when these steps might take place?

16 BOARDMEMBER WILKINS: No, we don't
17 have a schedule for that yet, Julie. Basically,
18 what happened this morning was when we started
19 talking about the Main Installation issues, folks
20 that had the statement, common concerns, we sent
21 out like two or three weeks ago. Well, yesterday,
22 within the last 24 hours or so, we sent that
23 same document, except this time we added the short
24 paragraph with responses to those common concerns.

25 Our intention this morning was to just
RESTORATION ADVISORY BOARD MEETING

1 sites where we think we should use these as test
2 cases, and of course the stakeholders will come
3 back and try to prioritize that. We did try to use
4 their time frame that they had provided us earlier
5 as far as focusing sites on areas that have a
6 higher priority or need to be reused in an
7 earlier time frame. The stakeholders will come
8 back with some specific recommendations, and that
9 will form the basis of our subsequent discussions.
10 And instead of focusing on broad issues, I think
11 we're going to try to just tackle these on a
12 site-by-site basis. Probably, initial discussions
13 will focus in on landfills, although we haven't
14 finalized that definitively as far as what sites,
15 but I anticipate it will be -- at least some of the
16 initial sites will be landfills.

17 Again, the hope is that through this process
18 of intense negotiations we'll be able to overcome
19 impasses and achieve a more expedited remediation
20 of the Main Installation sites.

21 We sort of left it with that. The action
22 items, again, are for the Army to provide. That's
23 a list of both sites and general perimeters where
24 we feel we need to satisfy to change our remedies,
25 and the Park Service and the stakeholders will

RESTORATION ADVISORY BOARD MEETING

1 introduce the stakeholders to what our initial
2 responses were to common concerns. So as everybody
3 was looking at it they were like, "Well, gee, you
4 guys are basically saying the same thing you did in
5 the Main Installation Feasibility Study." So then
6 we got into some discussion about the Army's
7 flexibility in moving away from those positions and
8 moving toward some degree of compromise. I
9 verbally stated that, "Yes, that is, in fact, what
10 the Army will intend to do." And not to be alarmed
11 at what we presented in those draft responses.

12 Yes, it is in many cases a reiteration of
13 what was in the Main Installation. In some cases
14 it was a little bit of an adjustment, but our
15 intention was that would be our starting point so
16 everybody would know, or just kind of reiterate
17 again, where we were coming from.

18 And what I agreed to do was to provide to the
19 stakeholders, was one, a letter kind of committing
20 the Army to this process. We're going to take
21 somewhat of a departure from the process that we
22 had discussed and described to you all a couple of
23 months ago, back in September, when we finished up
24 the FS comment period and we said, "Okay we're
25 going to do this comment response over a

RESTORATION ADVISORY BOARD MEETING

1 seven-month period." And basically, what we have
2 decided today was, that may not be the best
3 approach to take because it might be more efficient
4 to do what we did at Crissy Field, to look on a
5 site-by-site basis. And if any of those eight
6 major issues that you saw up there on the screen
7 apply to that site, well, good, we work through
8 those issues at that site. But it might have been
9 more difficult for us to try to just work through
10 the institutional control issue on a base-wide
11 basis rather than doing it on a site-by-site
12 basis.

13 So I'm going to provide a letter to the
14 stakeholders -- that includes, obviously, all you
15 RAB members -- emphasizing the Army's commitment to
16 be flexible, to discuss alternatives you've seen in
17 the Feasibility Study and things of that nature.
18 We didn't want to do that on our own, because that
19 gets us into that rut that we have all experienced
20 in the past. And that is, we could have presented
21 responses today that were different from what was
22 in the Feasibility Study, but then those responses
23 may not have been acceptable. We thought it might
24 be smarter to enter into a discussion or
25 negotiation process where we could develop an

RESTORATION ADVISORY BOARD MEETING

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15

1 group of sites is going to be a list of sites that
2 the Presidio Trust has identified that needs to be
3 cleaned up by the end of calendar year 1998. So
4 1998 is coming up here in about three weeks, and
5 those would be the first group of sites.

6 And then within that group of sites -- I plan
7 to have some phone calls tomorrow with some
8 stakeholders to identify out of those sites that
9 need to be cleaned up in 1998, which one will we
10 actually start with first.

11 The Army is leaning towards putting in this
12 letter the landfill sites or Battery/Howe Wagner,
13 primarily because at those sites, almost all the
14 eight major issues that you saw up there, they kind
15 of fit -- like me talking about the landfill.
16 You're going to talk about all those eight issues,
17 so we figured those would be good sites to start
18 off with, because we can hit all of those major
19 issues, and they present the most challenging to
20 work through.

21 But all in all, I think the discussion this
22 morning resulted in a pretty good sense or feeling
23 that this would be the best approach to go. It
24 would be the most affective in achieving some major
25 stakeholder-involved compromise on these sites.

RESTORATION ADVISORY BOARD MEETING

1 alternative together like we did for the Crissy

2 Field RAP.

3 So that's kind of the direction that we'll

4 go. I'm going to prepare this letter reemphasizing

5 the Army's commitment towards achieving

6 compromise. Number two, is that letter is also

7 going to include a kind of a definition or a

8 description of the perimeters that we are going to

9 have to develop for these alternatives.

10 For example, funding is one of the perimeters

11 that's going to be involved, and it's basically the

12 procurement process. We want folks to understand

13 that as we develop alternatives that achieve

14 consensus for the majority of the stakeholders,

15 that there might be some lag time before funding is

16 obtained to fund that alternative. But it is not

17 going to be an issue that the Army won't fund the

18 alternative or the Army won't have the money, it's

19 just we wanted folks to understand there's a

20 procurement process that we need to go through to

21 get the money. That's the type of perimeters that

22 we're talking about.

23 And then the third part of this letter is

24 going to list the sites where we want to examine to

25 kick off this whole process. And so that first

RESTORATION ADVISORY BOARD MEETING

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1 And it would ultimately show a departure from what

2 you have seen in the Feasibility Study to what

3 you'll ultimately see when we do reach a

4 compromise. There is no timetable for that, other

5 than to say we'll get this letter out tomorrow.

6 We're going to talk about what sites will be done

7 first in our discussion meetings. So probably

8 after the new year. I think at that point we might

9 have a good handle on it, such, that we can lay out

10 a schedule and say we're going to talk about this

11 site this week and this site two weeks after and so

12 on, until we get through all the sites.

13 BOARDMEMBER O'HARA: Dave, I

14 certainly don't want to get into the budget issues

15 now, because that is scheduled for later. But you

16 have talked about in the negotiating process the

17 issue of dollars came up, and I'm assuming from

18 what you have said that we're talking about not an

19 infinite amount of dollars. But certainly there is

20 no ceiling at the present time on the number of

21 dollars that you're talking about for remediation

22 purposes. Is that number flexible?

23 BOARDMEMBER WILKINS: Yes, that

24 number is flexible. Yes, that number is flexible.

25 We're going to look at the alternatives, and if we

RESTORATION ADVISORY BOARD MEETING

1 compromise an alternative that is a lot more
2 expensive than what was previously proposed in the
3 then that's what we're going to go back to the
4 my and ask them to get the money to do the
5 cleanup for.

6 BOARDMEMBER O'HARA: All I wanted to
7 do is make sure that if you're taking a look at a
8 more expensive solution for this particular site,
9 it does not automatically mean that the increased
10 cost for cleanup in this particular situation is
11 going to result in a decrease in funds availability
12 for cleanup at that particular site.

13 BOARDMEMBER WILKINS: Within the
14 Presidio, no. But, obviously, to fund -- if there
15 are increases in cost of cleanup here at the
16 Presidio, because there is a finite amount of BRAC
17 dollars within the Department of the Army, there
18 may be some borrowing from other installations to
19 fund additional costs here for our cleanup. But
20 within our site, that may not necessarily be the
21 case.

22 BOARDMEMBER O'HARA: Thank you.

23 FACILITATOR KERN: Other questions on
24 this review of common concerns? All right. Item
25 No. 2 is Status Reports, DEH Remedial Action

RESTORATION ADVISORY BOARD MEETING

1 292 and 293. We're waiting for some information
2 from our disposal characterization before we
3 proceed.

4 We anticipate completing all excavation
5 activities on December 18th and have analytical
6 testing done by January 8th. Any site restoration
7 activities we are completing we anticipate to be
8 done by January 23rd. And that's a summary for
9 DEH.

10 For Building 231 and 207 we're developing a
11 Corrective Action Plan. That's certainly under
12 way. We anticipate having a draft available for
13 review in March of 1998 and a final in June of
14 1998. We're doing something with the
15 stakeholders. We're going to try to utilize a
16 decision analysis tool. Montgomery/Watson is
17 helping us with that. And I believe we're slated
18 for two meetings next week. I think it's the 17th
19 and 18th, to see if that's going to be a tool we
20 want to use for helping us make our decisions in
21 that Corrective Action Plan.

22 For the Building 637 Corrective Action Plan
23 we're estimating a draft in March or April of 1998,
24 and a final in July. We recently received the
25 Lawrence Livermore Study, and I believe Dave has

RESTORATION ADVISORY BOARD MEETING

1 Progress. Building 231-207 Corrective Action Plan,
2 and Building 637 Corrective Action Plan Building.

3 BOARDMEMBER HANDEL: All of you
4 should have a two-page summary in front of you on
5 the Directorate of Engineering and Housing Area
6 Remediation Status. I'll direct you to that
7 first. There's a map on the second page showing
8 the location where we are conducting remediation,
9 primarily excavation activities.

10 The first page is a summary of the activity
11 that we accomplished and what we estimate yet to
12 complete, and I'll briefly go through those.

13 Building 268, we have removed approximately
14 1008 tons of soil contaminated with pesticides.
15 And we anticipate another 150 tons yet to be
16 removed.

17 For Building 269 we removed approximately 264
18 tons, and that's been petroleum contaminated soil.
19 At this time we have not found any pesticides,
20 specifically, chlordane, in any of the soil we've
21 removed. We anticipate other 50 tons to be
22 removed.

23 For 286 we removed 508 tons, and estimate
24 another 200 tons.

25 We have yet to excavate any soil at Building

RESTORATION ADVISORY BOARD MEETING

1 made that available for distribution.

2 BOARDMEMBER WILKINS: We mailed those
3 today.

4 BOARDMEMBER HANDEL: That essentially
5 needs to be evaluated and the results of that will
6 be developed into our revised Correction Action
7 Plan for Building 637. Any questions?

8 FACILITATOR KERN: Onto Item No. 3,
9 which is our update on the fiscal year 1998
10 budget.

11 BOARDMEMBER WILKINS: I'd ask
12 everyone to turn to another handout that shows our
13 BRAC funding plan for FY98. It's a six-column
14 spread sheet that shows our funding requirements
15 for FY98.

16 You can see that we have requested \$10
17 million for this year. The bulk of that money is
18 for what we call the AUSTI Program. And the AUSTI
19 is the additional UST Investigation Program. That
20 is funding to address any underground storage tank
21 or fuel distribution system requirements that
22 weren't previously identified in the original FDS
23 Removal Program, as well as any other underground
24 storage tanks that weren't addressed in the
25 original underground storage tank removal program.

RESTORATION ADVISORY BOARD MEETING

1 Based on the project descriptions, you can
2 see what those are and you should be able to
3 recognize the sites that are involved there. I
4 will say that based on the resolutions that were
5 made to the Crissy Field RAP, there was an increase
6 of cost due to the cleanup for the Crissy Field
7 area.

8 We believe -- well, we are in the process of
9 making a decision of whether or not we are going to
10 need additional funds to complete the cleanup. I'm
11 not saying that to alarm anybody, I'm just saying
12 that because I like to keep everything out in the
13 open. All that means is that at some sites within
14 Crissy Field the cost of the cleanup actually went
15 down based on some of the changes, and at other
16 parts of Crissy Field the cost of the cleanup went
17 up. And we still need to -- well, we're still in
18 the process of trying to determine, based on that
19 balancing and shifting of dollars on a site-by-site
20 basis, whether or not we'll need additional funds.
21 But I am not concerned about that, and I don't want
22 you to be concerned about that. I just want you to
23 be aware that there was a cost increase,
24 approximately \$3.8 million, based on the changes
25 that we made to the RAP.

RESTORATION ADVISORY BOARD MEETING

1 received a so-called 100 percent design development
2 submittal. In a project of this complexity, one
3 can imagine that not all the design issues have
4 been resolved. So we still have a ways to go with
5 that.

6 We are looking forward to authorizing our
7 consultants to move forward in January with the
8 construction documentation package, with the idea
9 that we would be bidding the project or negotiating
10 the contract sometime in May, in the spring time.
11 We have a lot of work to do between now and then,
12 as I know the Army does.

13 But I would like to thank all of you for your
14 participation in bringing the Crissy Field
15 Comprehensive Remedial Action Plan to the table,
16 and the enormous effort that was expended by many
17 folks to help with a document that I think will be
18 workable for all parties, and our appreciation in
19 genuine in that respect.

20 I want to say just by way of history, the
21 Association is a late comer to this table. And we
22 perceived the difficulty of the problem of working
23 out appropriate remediation for the site.

24 It appeared to us that the process might
25 benefit from the addition of a professional

RESTORATION ADVISORY BOARD MEETING

1 And the other point that I wanted to mention
2 about the budget, is that based on what will happen
3 with the Main Installation, discussions and
4 resolutions that we have there, that's also going
5 to affect our out-year budget. So although you
6 don't see that here, I'm only showing you what we
7 have programed for this fiscal year. The out-year
8 budget, that is for fiscal years 1999 through 2008,
9 is likely going to change from what we've
10 previously submitted up to headquarters earlier
11 this summer.

12 Does anyone have any questions about the
13 budget? Okay, fair enough.

14 FACILITATOR KERN: Moving onto Item
15 No. 4, which would be Glen Angel.

16 MR. ANGEL: Let me introduce myself,
17 for those of you who don't know me. I'm the
18 project manager for the Golden Gate National Parks
19 Association with direct responsibility for
20 implementing the Crissy Field Restoration Plan.

21 Tonight, I thank you for the opportunity to
22 drop in and give you an update on where we stand.

23 We have been involved in design refinement
24 and design development with our consultant design
25 team for approximately six months. We have just

RESTORATION ADVISORY BOARD MEETING

1 consultant, and we, in fact, did hire EKI to step
2 in and help us, because as lay parties we really
3 were incapable of articulating our particular
4 objections or criticisms, or whatever, to the plan
5 that the Army had been presenting.

6 I think that in a relatively short period of
7 time a document has been produced that all of us
8 can stand behind, and I would urge you to do that.
9 I can also say that in addition to paying for that,
10 for the preparation of the Comprehensive Summary
11 Plan, the Association's Board of Trustees has
12 authorized an additional \$100,000 to help us see
13 the process through to completion. Our investment
14 is enormous.

15 We are desirous of starting the project in
16 the early summer of next year to achieve that as
17 means that we all have to work very closely
18 together to satisfy all the stakeholders and the
19 regulators who are still wanting to refine their
20 understanding of the agreement that has been made.
21 And for that purpose we have hired EKI, and
22 retained them, to help participate with the ongoing
23 solution of the problems and to help identify a
24 quick solution to those so that we can move
25 forward.

RESTORATION ADVISORY BOARD MEETING

1 I anticipate and hope that we could have some
2 resolution of the whole issue sometime in the next
3 year. We certainly want all the participants in
4 the process to be able to review the summary plan
5 that we have offered as our comment, and to comment
6 on it. And I know that Brian Ullensvang and others
7 are working very hard to make sure that all the
8 public is involved in this discussion, so that we
9 can be assured that the product that the Army
10 effectuates down at Crissy Field, and the site that
11 we propose to build, which is a plan of national
12 significance, can, in fact, go forward next
13 summer.

14 So I appreciate the opportunity to talk to
15 you, and would answer any questions you have at
16 this time, if there are some.

17 BOARDMEMBER CHEEVER: When you said,
18 "\$100,000 to see the plan through," are you
19 talking about the renovation of Crissy Field, or
20 just the remediation plan?

21 MR. ANGEL: No, it's just the
22 remediation plan. We're really beginning to
23 function as a team here, and it is to help bring
24 data that many of us are unfamiliar with to the
25 regulators, to talk about the types of solutions

RESTORATION ADVISORY BOARD MEETING

1 GGNPA, the Park Service, the Army and the
2 regulators, to where there was almost great
3 differences in what was proposed. And somehow,
4 through a lot of good faith negotiations, they have
5 come to resolution a lot faster with all the key
6 issues here that need to be addressed.

7 Basically, I'm going to present an overview
8 of changes that have been agreed upon between the
9 Army and the stakeholders regarding the Crissy
10 Field RAP. There have been quite a few significant
11 changes, and basically, I'm going to highlight
12 those now.

13 A little background on the RAP. The RAP was
14 submitted for public review on October 3rd. And we
15 presented a summary of the RAP on October 28th at
16 one of the RAB meetings. Starting in November, the
17 very first part of November, we really started
18 engaging in serious negotiations regarding portions
19 of the Crissy Field RAP that needed resolution.
20 There were several extensions made to the comment
21 period so that these things could be resolved. The
22 final resolution was reached on November 26th.

23 I'm just going to go through area by area.
24 The Crissy Field area, there's numerous sites
25 throughout Crissy Field, and we've kind of gone

RESTORATION ADVISORY BOARD MEETING

1 that have been proposed to help others to
2 understand the nature of the agreement that was
3 made. It will involve review of the workplan that
4 the Army will prepare and so forth, in some way, in
5 some fashion, to help make sure that the agreement
6 is adhered to and make sure we, in fact, get the
7 product that we have negotiated for. So I think
8 that's the reason that the Board has acted wisely
9 to help in this process.

10 FACILITATOR KERN: Other questions?

11 Thank you very much.

12 I think we're ready to move onto Item No.
13 5.A., which is an overview of the changes to the
14 Crissy Field RAP.

15 BOARDMEMBER HANDEL: We'll have
16 Robert Boggs provide us that summary.

17 MR. BOGGS: For those of you who
18 haven't met me, my name is Bob Boggs. I'm a
19 registered chemical engineer. I participated in
20 preparations and revisions to this RAP.

21 As with Glen, I'd like to reiterate the
22 incredible amount of work that has gone in on both
23 sides to come to a plan that seems to meet
24 everybody's requirement. There was a lot of good
25 faith effort that was put in by everybody from the

RESTORATION ADVISORY BOARD MEETING

1 through area by area. I'm going to outline the
2 changes that have occurred since the draft RAP went
3 out.

4 East of Mason we originally -- the site is
5 primarily contaminated with DDT and some very
6 shallow contamination and surface soils. We
7 originally proposed a cleanup level of 3.2 mg/kg,
8 and that was based on recreational use for human
9 health. The primary changes that have occurred
10 through these negotiations is that a revised
11 cleanup level of 0.008 mg/kg, 0.005 mg/kg for DDE
12 have been agreed upon. This has been agreed upon
13 because the proposed wetlands shoreline is expected
14 to be in this area East of Mason. So there is the
15 potential for ecological receptors to be exposed to
16 this material in this area. So we have agreed to
17 clean up to this lower cleanup level in support of
18 restoration of the wetlands. As part of this
19 verification sampling, the actual frequency and
20 number of the analytes has been resolved, i.e., we
21 had proposed when we'd do our excavation to do some
22 sampling to confirm that our cleanup was there. We
23 have gone the extra step and said, "Okay, for this
24 little tiny area we will take one sample within the
25 center of the excavation and one at each four

RESTORATION ADVISORY BOARD MEETING

1 points at the end of the excavation." This
2 excavation is expected to be a very small area, a
3 circle smaller than the size of these tables up
4 here.

5 Next area we looked at was Fill Site 7. The
6 RAP proposed excavation and off-site disposal of
7 soils that are impacted by PAHs, and there were a
8 few little, tiny hot spots that were affected by
9 beryllium.

10 In looking closer at this data with the
11 stakeholders involved, it was discovered that this
12 beryllium is not much higher than our background
13 levels. I'm not sure of the exact numbers, but I
14 think we have a cleanup level of less than 0.9 ppm,
15 and we found 1.4 ppm in a few areas.

16 What has been agreed is that when they do the
17 wetlands restoration project, just by the nature of
18 restoring that, these two little hot spots will no
19 longer be close to that contamination at all and
20 will not represent a risk, either ecological or
21 human.

22 As a safeguard to ensure that, the Army has
23 agreed to go out to Fill Site 7 and purport grid
24 sampling across the area of the wetlands. One of
25 the purposes of this is to determine if we have

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

31.

1 monitoring following wetlands restoration. Really,
2 there hasn't been a lot of change for that area.
3 We're still going to do no action. What has been
4 requested is that we abandon wells that are going
5 to be within the wetlands restoration project. And
6 what's been agreed upon is that we'll identify
7 those wells, seek regulatory concurrence, and
8 stakeholder concurrence, on which wells can be
9 removed in order to facilitate them moving dirt for
10 the wetlands restoration project. We will,
11 however, at the end of that project, do groundwater
12 monitoring. For example, this site 207/231 is
13 up-gradient of the wetlands area, so we will be
14 monitoring that to make sure it doesn't impact the
15 wetlands, or if it potentially does, we can act
16 before it has an adverse impact.

17 The next area we'll go over is the Rifle and
18 Institute Skeet Range. Basically, what has been
19 proposed is excavation and off-site disposal via
20 asphalt encapsulation. We had proposed a cleanup
21 level of 1.0 mg/kg for benzo(a)pyrene. That's the
22 most carcinogenic chemical. We did propose
23 verification sampling in that area. What has been
24 resolved through all the negotiations is that not
25 only are we going to clean that up, we have a small

RESTORATION ADVISORY BOARD MEETING

1 levels of metals that are above hazardous waste
2 concentrations, anything that might impact
3 restoration of the wetlands. That will serve to
4 help protect workers, any workers that have the
5 potential of being exposed, and it will also help
6 in that, any movement of that soil will still be in
7 compliance with regulations of the state regarding
8 hazardous waste.

9 Portions of Fill Site 7 had PAHs above
10 cleanup levels. In further looking at that data we
11 found those areas are really adjacent to where
12 there was a skeet range. So we're actually going
13 to remediate those areas that were affected by
14 PAHs, along with the skeet ranges which are being
15 remediated.

16 Another agreement that was reached between
17 the Army and the stakeholders, is that the Army
18 will prepare an Action Plan so that when the
19 restoration project of the wetlands does take
20 place, if we happened to find something that the
21 Army hasn't, how we can quickly address that
22 material, excavate it, get rid of it, in order to
23 not delay the restoration project.

24 For the groundwater at Fill Site 7, what was
25 originally proposed is no action with groundwater

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

32

1 amount of preliminary sampling that we're going to
2 do to make sure that we have the entire area
3 bounded to see if this area is larger than we
4 estimate based on our samples. We are going to
5 include the Fill Site 7 sites I just mentioned,
6 that have the PAHs in them.

7 We agreed to -- although, not necessarily in
8 principle, do we agree with this cleanup of 0.2
9 mg/kg, but to expedite the process we are going to
10 clean up to that level. We don't necessarily agree
11 with how that level was arrived at, but we are
12 going to take that action. And the other thing
13 that was resolved for this, is the number and types
14 of samples that we will take to confirm that we
15 have actually cleaned up this area.

16 Now the rifle and skeet range is right next
17 to the shoreline, and in the draft RAP we proposed
18 evaluating that later and addressing it in a
19 separate remedial investigation process. What's
20 been agreed upon is that we will do that at a later
21 date.

22 The Building 207/231 area, which I just
23 mentioned previously, is actually a petroleum
24 contaminated site. Petroleum sites are actually
25 being remediated under a separate program. We are

RESTORATION ADVISORY BOARD MEETING

1 actually preparing a Corrective Action Plan rather
2 than a Remedial Action Plan to the petroleum
3 sites. The lead regulatory agency is also
4 different for petroleum sites. It's Joe Chow, with
5 the Water Board, as the primary lead, whereas Romy
6 and DTSC has the primary lead for CERCLA or RAP
7 sites.

8 However, because the Crissy Field area needs
9 to be addressed as a whole, we are making
10 concessions, in that, we are going to handle it
11 under the CAP Program. We are going to monitor
12 down-gradient of the site, to make sure it doesn't
13 impact the wetlands. And our action plan that
14 we're putting together for the restoration project
15 will address those soils if the contamination has
16 happened to migrate further than what our
17 analytical data tells us at this point.

18 So although that site isn't included for
19 remediation here, we have installed safeguards for
20 restoration of the wetlands.

21 Similarly, with the Building 633 firing
22 range, this range has been excluded from the RAP.
23 We don't consider it requiring remediation based on
24 human health and contaminants we found. However,
25 concerns were brought up for that site and we have

RESTORATION ADVISORY BOARD MEETING

1 nonhazardous waste landfill.

2 What has been resolved about that is, we will
3 do additional sampling to further characterize if
4 there are any other areas there that need
5 remediation. After we do that additional
6 characterization we will excavate all contaminated
7 soils above our cleanup level and rather than do
8 any on-site stabilization we're going to take it
9 all off-site for disposal.

10 The chemicals of concern at that site were
11 primarily lead. We had a few tiny other hits of
12 other things, but we've agreed as part of the
13 negotiations to also consider cadmium, silver and
14 zinc. Lead was already considered. And again,
15 although we proposed verification sampling, we have
16 actually come to an agreement on the amount and
17 type of sampling that's going to be required
18 there.

19 Sewer Lift Station No. 1 is also another very
20 minor site, if a site at all. When we first looked
21 at the data we did not consider it a serious site,
22 but we have agreed to reevaluate the data as part
23 of the Main Installation Feasibility Study.

24 The former Building 901/917 area. These were
25 barracks that are at the northwest end of the

RESTORATION ADVISORY BOARD MEETING

1 agreed to reevaluate it as part of the Main
2 Installation RAP.

3 Building 637 is another petroleum site that
4 is being managed under the CAP Program. And again,
5 we put in the safeguard, even though it's not part
6 of this RAP, we're putting in a safeguard with this
7 action plan to prevent any adverse affect for
8 preservation of the wetlands.

9 Building 637, Machine Gun Butt, is a similar
10 situation. Our investigations to this point
11 haven't indicated a serious problem in the area;
12 much less than we would have expected. However, we
13 are going to follow-up and reevaluate this site
14 along with firing ranges that still need to be
15 characterized as part of the Main Installation.

16 Building 640/643 area. As part of the draft
17 RAP there was actually an EE/CA, Engineering
18 Evaluation/Cost Analysis prepared for the site.
19 Most of you, I'm sure, are familiar with that.
20 What we proposed in the RAP was actually excavating
21 those soils. Those soils that were above hazardous
22 waste levels would clearly go to a hazardous waste
23 landfill. Those that were between our cleanup
24 levels and 1000 ppms, we were going to stabilize
25 on-site, and then take to an off-site disposal at a

RESTORATION ADVISORY BOARD MEETING

1 airfield. These were not identified previously as
2 any operations there that would contribute to a
3 CERCLA site. However, in order to further this
4 process we agreed to do shallow soil sampling in
5 the area. If we find lead that requires
6 remediation we'll clean up that soil to 477 ppms.
7 If we do that remediation we'll dig that soil up,
8 take it off-site to a landfill, and as with these
9 other sites, we have actually gone so far as to
10 agree to see what materials will be analyzed and
11 how frequently we will sample to confirm that we
12 actually cleaned up that area.

13 The Building 924/937 area. An EE/CA was
14 prepared for these sites as well. What was
15 proposed was excavation and on-site stabilization
16 of those soils that it was applicable to, and then
17 off-site disposal. One little, tiny area behind
18 those buildings, very small area, had some PCBs,
19 some impacted material. That material was proposed
20 to be excavated and taken off for disposal.

21 As with the other areas, we are going to do
22 additional characterization sampling to see if the
23 area that is requiring remediation is larger than
24 we expect. That sampling is going to include areas
25 in the courtyard and areas that were previously

RESTORATION ADVISORY BOARD MEETING

1 identified as being stained in aerial photographs.
2 We've expanded the list of analytes that we're
3 going to be looking for in that area. Not only are
4 we primarily focused on lead, which seems to be the
5 primary contaminate, we're also going to look at
6 cadmium, copper, mercury, PCBs and methylene
7 chloride. We don't necessarily agree with all
8 these, particularly, methylene chloride, but in
9 order to expedite this process we have agreed to
10 move forward with these.

11 Rather than doing any on-site treatment,
12 again, we're going to excavate, haul off-site, and
13 similarly with the other sites, we've actually gone
14 so far as to agree upon the analytes to be sampled
15 for confirmation.

16 Now the Building 937 groundwater, that's
17 adjacent to one of the buildings that we just
18 talked about, there is groundwater contamination,
19 contamination with some VOCs or solvents. What we
20 have proposed for that area is actually source
21 removal. Digging the soils up down to the
22 groundwater level where these materials are most
23 concentrated. That was proposed in the RAP along
24 with the groundwater monitoring, and then with this
25 groundwater monitoring we proposed to show that

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 In that same 900s area of buildings, behind
2 one of them was a firing range up against a
3 hillside. Again, in the RAP we proposed excavating
4 the soils, stabilizing the metals that we could, a
5 lead cleanup level of 477 mg/kg, and then some
6 verification sampling. Again, these negotiations
7 have led to a more complete cleanup, in that, we're
8 going to do some additional sampling at the firing
9 line to make sure that the contamination isn't
10 larger than we expect. We're going to excavate to
11 on off-site disposal. We've got an expanded list
12 of potential contaminants. Copper and zinc have
13 been added along with lead. And again, we've
14 agreed upon the frequency of sampling and analysis
15 for the confirmation of cleanup.

16 The Building 950 area is an area that's even
17 further west of 937. We had agreed to do a
18 considerable amount of excavation, on-site
19 stabilization and then disposal. Again, it's just
20 heavy metals and shallow soils in this area. What
21 we've agreed to do is to do some additional soil
22 sampling in the area of Building 974. The Building
23 950 area is actually a cluster of four buildings;
24 949, 950, 973 and 974. And the sampling that has
25 been done in the 974 area was very limited so we've

RESTORATION ADVISORY BOARD MEETING

1 these concentrations are actually decreasing by
2 natural attenuation.

3 As further resolution of these issues, we
4 agreed to dismantle the UVB system which is sitting
5 over an area of this contamination. Again, we're
6 going to do source removal with confirmation
7 sampling. As part of this process we're actually
8 going to develop cleanup levels in soil for
9 protection of the groundwater so that when we dig
10 this soil up we actually have the cleanup level
11 that we're going to be shooting for. And then when
12 we do our analysis, rather than trying to show
13 natural attenuation, we're actually going to be
14 continuing to monitor to show that it's below the
15 National Ambient Water Quality Criteria.

16 Currently, right now, the water in that area
17 meets the criteria for the bay of water that would
18 be discharged to the bay. Now it has been close to
19 levels that do not allow discharge to the bay, but
20 we're going to continue to monitor for five years
21 to make sure that it doesn't go up for some unknown
22 reason. If it does go up for some reason, we would
23 review these results with the key stakeholders here
24 and determine if additional action does need to be
25 taken.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 agreed to make that investigation more thorough.

2 We've agreed to not only clean up for lead,
3 but we're also looking at cadmium, copper and
4 zinc. We also agreed that since this area was a
5 storage facility, there are some requirements in
6 the regulations for closure of that area, so we
7 agreed that we will meet those requirements and
8 close that area as required by RCRA, and we do the
9 verification sampling as agreed upon.

10 Building 979, groundwater. Again, this is
11 the only other groundwater contamination plume
12 being addressed in this RAP. Similarly, with the
13 937 area, we proposed source removal, i.e., digging
14 up that soil that actually represents the hot spot
15 or the source of the contamination, and we proposed
16 monitoring to confirm that the concentrations were
17 decreasing by natural attenuation. However, what
18 we've agree to now, as a result of all the
19 negotiations that have gone on, is not only are we
20 going to remove the source material, we're going to
21 develop cleanup levels in the soil for protection
22 of the groundwater.

23 There are two drums reported to be buried in
24 that area. Those are going to be removed as part
25 of this plan. We're going to continue to monitor

RESTORATION ADVISORY BOARD MEETING

1 that area for five years to make sure
2 concentrations don't go up. If they do, we will
3 view the data in five years to see if any further
4 action is warranted.

5 The Fort Point Coast Guard Station, at the
6 west, northwest end of Crissy Field. The
7 restoration project was not affected by this site,
8 and it wasn't evaluated in the RAP. Additionally,
9 it's primarily a Coast Guard responsibility, so
10 there was no action proposed for this site in the
11 RAP. Again, we had agreed that it's not
12 appropriate that we include this site in this RAP.

13 The Fuel Distribution System. Again, this is
14 a petroleum site. Generally, petroleum was
15 excluded from the RAP because it's managed under
16 the CAP Program. However, in order to resolve
17 these things, the Army has agreed to removed the
18 FDS lines and any impacted soil that may affect the
19 restoration project. Also, we agreed to levels
20 that were cited in that Water Board order. And
21 again, that's part of the CAP Program, and it's
22 really being addressed by the Water Board rather
23 than the RAP here.

24 As part of these negotiations there was a
25 considerable amount of talk about lead-base paint

RESTORATION ADVISORY BOARD MEETING

1 that sediment up. Again, those would be taken off
2 for off-site disposal.

3 Just a brief overview of the Action Plan,
4 it's actually a Hazardous Material Response Plan.
5 When the GGNPA does their work, and if they
6 encounter hazardous material, the Army has agreed
7 to put this plan together and put it in place on
8 what is to be done to quickly respond to anything
9 that is discovered during that work. Basically,
10 the Army's agreed that if such materials are
11 encountered that we would actually move those
12 materials and take them off for off-site disposal,
13 and this Action Plan would be put into place and
14 agreed upon with the stakeholders prior to their
15 construction work for the wetlands.

16 Final slide. I'm going to go back to where
17 we are now, and where we're going in the current
18 schedule. Where we are now, there have been a lot
19 of negotiations that have been going on in good
20 faith. We produced a plan now that goes beyond the
21 normal regulatory requirements, actually cleans
22 is up more than would normally be required. I
23 think it's a very good plan, and I think the people
24 involved have worked very hard to achieve this
25 plan.

RESTORATION ADVISORY BOARD MEETING

1 in soil. And as I'm sure most of you are aware,
2 this is a much bigger issue than just Crissy
3 Field. And so what has been agreed to by the
4 stakeholders is we won't address it for this RAP,
5 but we will address it as part of the Main
6 Installation work.

7 Sediment in storm drains. In the RAP we
8 hadn't considered doing anything with the storm
9 drains. However, in the negotiations it was
10 brought up that it is a significant concern to the
11 restoration of the wetlands. So as part of that,
12 the Army has agreed to coordinate with the GGNPA as
13 part of their restoration, but once they get
14 started they would actually remove the storm drains
15 that would cross the footprint of the wetlands.
16 This could happened at the same time they need to
17 construct the diversion so the storm drains would
18 have a way of discharging separate.

19 So we're going to coordinate that together so
20 they take that out and divert the storm drains and
21 we'll continue to remove the actual pipes and storm
22 drains that cross the wetlands. We have also
23 agreed that in other catch basins there have been
24 some other materials that are above hazardous waste
25 levels, and that wherever necessary we would clean

RESTORATION ADVISORY BOARD MEETING

1 Where are we going? Now that we've come to a
2 consensus on these, we are working to see how we
3 can get this work done. What can we do to schedule
4 things to get all this work done? There's a large
5 number of requirements in doing this. So we're
6 working hard to work with the GGNPA so we can meet
7 their schedule for the wetlands restoration.

8 Current schedule is, basically, the revised
9 RAP is being summarized and DTSC has agreed that by
10 the 19th they will have their CEQA document ready
11 to go out for public review. While that's going
12 out for public review, concurrently, we hope to
13 issue the workplan, the actual plan that describes
14 the work out here for review at the same time. So
15 that by the time the RAP actually gets signed, we
16 can turn around and get our workplan approved and
17 within two weeks get out and actually start
18 remediation work. Right now time is very critical
19 in order to get Crissy Field remediated in time for
20 the restoration project to occur.

21 BOARDMEMBER ULLENSVANG: Maybe you
22 could go over how the public is going to be
23 informed about the details of the GGNPA comments
24 and their involvement in the review of the
25 revision.

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER WILKINS: I can talk
2 about that. The question was about, what is the
3 public participation? In other words, how are all
4 of you going to have an opportunity to take a look
5 at this in more detail?

6 Romy is going to get his CEQA Negative
7 Declaration done by the 19th, and at the same time
8 the Army is going to have three other components
9 that will go along with that.

10 The first one is going to be a fact sheet
11 that says, here's the ten or 12 sites on Crissy
12 Field, here's what we're going to do. Kind of a
13 standard thing you have to do for public
14 participation requirement.

15 Next component is, we're going to have a
16 summary of changes in the Crissy Field RAP. This
17 slide show you saw tonight might form the basis for
18 that. You saw the difference between a draft RAP
19 and what we're doing now. It will be something
20 like that, it's going to have a little bit more
21 detail to it.

22 And then the fourth component, or the third
23 component that the Army is going to add, is the
24 actual response to comments. So we're going to
25 take everybody's comments. We had comments from

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

47

1 things, which Bob mentioned, was hopefully our
2 consultant can get the workplan done for this at
3 the same time that we have this public comment
4 period for the responsiveness summary package and
5 then folks can take a look at that.

6 We are doing that because we don't anticipate
7 that any of you are going to come back and say,
8 "Oh, we don't like these proposed changes." We
9 think with all the discussions and interactions
10 that you have had with the folks that have
11 participated directly with the discussions, whether
12 it's RAB members or folks you may know from the
13 Park Service or the regulators, that you'll be
14 happy with that. And you've had an introduction to
15 it tonight. And when you get a chance to look at
16 it in more detail, we feel confident that you'll
17 support these ideas.

18 We feel comfortable sending out this workplan
19 in the hopes there's not going to be any major
20 changes to it or any recommended changes to it on
21 your part. If there are, then we'll deal with that
22 when we need to. That's the plan.

23 When the RAP gets signed in late January,
24 early February, you will have all looked at the
25 workplan, and you'll understand what we're going to

RESTORATION ADVISORY BOARD MEETING

1 Julie, Jan Monaghan, the Plant Society, obviously,
2 the Trust, the Park Service, Brian, Romy and
3 everybody. And the other component to that is the
4 actual response to all of their comments.

5 So those four things go together in a packet,
6 and that's what goes out for public review. So
7 we're looking at timing and something like the
8 public comment period being 23 December to 21
9 January, that the public meeting would be sometime
10 in January. And then at the end of the public
11 comment period if anybody has any written comments
12 at that time we would respond to those comments as
13 we ordinarily would. Hopefully, those would be
14 minimal. Hopefully, it will be a lot of pats on
15 the back, or, way-to-go Army and Park Service and
16 everybody. Good job, team. That kind of comment.
17 Then we can wrap that up, and then hopefully have
18 the Army and DTSC get the document signed late
19 January, early February.

20 The other key component to this is, because
21 of the time-sensitive nature of the cleanup and the
22 amount of time the Army contractors need to be out
23 there to clean up, we're looking at some strategies
24 of how we can expedite some of the documentation
25 process that we have to go through, so one of those

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

48

1 do in terms of the specifics in terms of getting
2 out there and cleaning up the sites. And as soon
3 as it gets signed, we can have our contractor out
4 there starting work approximately three weeks after
5 that.

6 Alternatively, if we didn't do it that way,
7 we would wait until the RAP was signed, and then 30
8 days for you all to look at the workplan, and that
9 kind of puts it a little more behind schedule. So
10 we think that's a good strategy to keep everything
11 on a fast track, and we hope that everyone would
12 support that idea.

13 So that's the nature of the timetable as of
14 right now.

15 BOARDMEMBER O'HARA: I have a
16 question on the lead-base paint in the Crissy Field
17 soil. Is the lead-base paint that you are going to
18 be considering, paint that has migrated into the
19 soil at the dripline of the buildings, or are you
20 also going to consider the lead-base paint that has
21 come from CalTrans and the bridge? And to the
22 extent that you are going to consider it in the
23 Main Installation RAP as opposed to the Crissy
24 Field RAP, what is the timing of that? What I
25 envision, is that you go ahead and do all the

RESTORATION ADVISORY BOARD MEETING

1 restoration work that you discussed in this
2 document, and then at some later point in time
3 would be addressing the lead-base paint in the Main
4 Installation RAP and then have to go back and undo
5 some of the work on the wetlands that is going to
6 be done. So it's really a question of timing as
7 far as that issue is concerned. And then the
8 source of the lead-base paint.

9 MR. BOGGS: We are actually cleaning
10 up to a lead level that is lower than what would be
11 proposed if we were focusing on lead-base paint.
12 Potentially, there are areas within Crissy Field
13 that the source of lead that we found is lead-base
14 paint, in which case we wouldn't agree to clean up
15 to 477 parts per million. However, we are going to
16 clean up all the areas in Crissy Field whether it
17 is lead-base paint or not to this more stringent
18 level of 477. So there's nothing that we would
19 have to go back or undo or redo. We're actually
20 cleaning up to this lower standard than what still
21 needs to be resolved regarding lead-base paint in
22 soil.

23 BOARDMEMBER ULLENSVANG: I think to
24 further your question, for the areas that are part
25 of the wetlands restoration project, all those

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 addressed; is that correct?

2 BOARDMEMBER ULLENSVANG: For the most
3 part the lead-base paint issues at Crissy Field
4 have been deferred. It will be dealt with as part
5 of their Main Installation/RI/FS discussions.

6 BOARDMEMBER O'HARA: I'm not sure I
7 completely understand that.

8 BOARDMEMBER WILKINS: Let me help you
9 understand, Peter. You're talking about lead-base
10 paint issues. We're not concerned about the source
11 being from the Bridge District or the CalTrans
12 freeway that cuts through the Presidio. The
13 lead-base paint issues that you see here on the
14 slides represent two areas.

15 The first area was the former barracks area,
16 Building 901 and 917, right there at the north
17 end. They have been demolished. We're going to
18 look in that area, and at the footprints of those
19 buildings sampling for lead in soil, as you saw in
20 the slides, okay? That was one area.

21 The other area for lead-base paint was all of
22 nonresidential structures, south of Mason
23 Street all the way from the Marina Gate, all the
24 way up there to the former Building 950 area. All
25 those buildings immediately adjacent to, and on the

RESTORATION ADVISORY BOARD MEETING

1 areas which have potential lead-base paint are
2 being addressed in the revised RAP. The areas that
3 are being deferred to the Main Installation are out
4 of the immediate construction restoration project
5 but are still within the Crissy Field area. That
6 would be buildings such as 640 and up along the
7 airplane hangers. And if you were to look through
8 the comments put together by the Association in
9 those buildings which are outside this initial
10 construction, there is a small band which denotes
11 where the lead-base paint issue is being deferred,
12 and that is roughly within 15 feet of the building,
13 very similar to the driplines.

14 So that portion might have to come back as it
15 is dealt with within in the Main Installation, and
16 that narrow strip would have to be dealt with at a
17 later date, but it would not impact the immediate
18 restoration construction coming up.

19 BOARDMEMBER O'HARA: Am I to
20 understand then, that the lead-base paint issues
21 that have been outside of the purview of the
22 Restoration Advisory Board are now being considered
23 -- that was that CalTrans issue that was sort of
24 the untouchable, we couldn't talk about lead-base
25 paint, for the most part. But that is being

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 south side of Mason Street.

2 What GGNPA comments had made, and some of the
3 stakeholders was, "You guys need to look for
4 lead-base paint in soil around these buildings."

5 So what we said is, we are not going to get tied up
6 in that discussion, because it has been elevated up
7 to the secretariat level to resolve that. And

8 addressing the lead-base paint, or suspected
9 lead-base paint around those buildings has no
10 impact on GGNPA redeveloping that area. In other
11 words, it's not in the construction area for that.
12 So we said, "Let's just defer that to the Main
13 Installation and we can come back to that later."

14 So if you could picture this, say the GGNPA
15 gets all of its construction work done, just move
16 ahead two years in the future, say we need to come
17 back and deal with lead-base paint around all of
18 these buildings along Mason Street. Well, we can
19 come back then and do that, and it's our feeling
20 that we could deal with that then and it wouldn't
21 have any severe impact or whatever on operations
22 that would be going on there at the time. But we
23 did not want to slow down the Crissy Field process
24 in getting this RAP signed, because the timetable
25 of when the reuse was going to be done by

RESTORATION ADVISORY BOARD MEETING

1 discussing that now. So that's what the deferral
2 was.
3 And in doing that, we're not looking at these
4 buildings and saying, "Oh, but CalTrans contributed
5 to lead-base paint around these buildings, or the
6 Bridge District." We're just looking at there's
7 suspected contamination in soil here, but we'll
8 deal with it as a Main Installation issue, not as a
9 Crissy Field RAP issue.

10 BOARDMEMBER O'HARA: Thank you.

11 BOARDMEMBER BUCK: You know, you were
12 talking about CalTrans. I presume you mean the
13 paint from the viaduct? I don't know if you're
14 aware that they have done a significant cleanup of
15 that lead-base paint, and that's already been
16 completed.

17 BOARDMEMBER O'HARA: If I'm not
18 mistaken, was that not for the protection of the
19 workers that were --

20 BOARDMEMBER BUCK: No. That's the
21 stuff going on at the Golden Gate Bridge.

22 BOARDMEMBER WILKINS: The cleanup of
23 lead-base paint for both the CalTrans area and the
24 Bridge District area was to clean it up to be
25 protective of workers who were going to do the

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 BOARDMEMBER O'HARA: Thank you.

2 BOARDMEMBER DOUGAL: Mr. Boggs, I was
3 interested in if you could explain your comment or
4 remark regarding methylene chloride. You said you
5 didn't agree with it. What do you mean by that?

6 MR. BOGGS: When we found methylene
7 chloride it was very sporadic, it wasn't
8 indicative. It was like we found a little bit here
9 and a little bit over there, nothing in between
10 sort of thing. So we didn't find a source of
11 contamination for methylene chloride, nor do we
12 expect that there ever was one. And then methylene
13 chloride is a common laboratory contaminate. It is
14 used for cleaning glassware and that kind of stuff
15 in the lab. So it's not that uncommon that you
16 pick up little stray hits of methylene chloride in
17 your samples. So we are doing it as a safeguard,
18 but in my professional judgement, methylene
19 chloride is not a problem here.

20 BOARDMEMBER WALTERS: Concerning the
21 Action Plan, I think it's laudable, but at the same
22 time I'm very concerned about contingency funding.
23 I know that you did state that the Army would
24 supply additional funding, but I've been around
25 this long enough to know I'm not entirely

RESTORATION ADVISORY BOARD MEETING

1 seismic retrofit.

2 BOARDMEMBER O'HARA: But they did not
3 clean it to levels that would otherwise be
4 acceptable for the uses that land is going to be
5 put to in the Master Plan.

6 BOARDMEMBER WILKINS: For the
7 CalTrans area, yes, because I believe the cleanup
8 level there was 346 parts per million. For the
9 Bridge District, no, because they had an industrial
10 workers' scenario, so their cleanup level was 1200,
11 or something like that, parts per million. Because
12 the Bridge District areas are actually underneath
13 the abutments on both the north and south end.
14 So yes, in one case the cleanup levels for
15 CalTrans were low enough such that if there were
16 any place else on the Presidio it would be below
17 the ecological standard for lead cleanup that we've
18 agreed to. But for the Bridge District area, no.

19 BOARDMEMBER O'HARA: I
20 misunderstood. I didn't think that the CalTrans
21 cleanup was sufficient to make that property within
22 acceptable standards.

23 BOARDMEMBER WILKINS: And that's why
24 you don't see those signs up there like you used
25 to.

RESTORATION ADVISORY BOARD MEETING

CLARK REPORTING (510) 486-0700

1 comfortable or confident that's really going to
2 happened. And I think you are going to find
3 unexpected hits and, potentially, some extensive
4 plumes, especially in the Fill Site 7 area. I'm
5 just wondering what kind of funding you're looking
6 at?

7 And also, this is probably a Regional Board
8 question. Concerning 937, the groundwater
9 monitoring, I know there was a cleanup and
10 abatement order issued a number of years ago and I
11 just wanted to be assured that everything that was
12 issued in that is being covered in this document.

13 BOARDMEMBER WILKINS: Well, with
14 regards to the Action Plan, I think that is more
15 explaining the process of how we're going to
16 respond to an incident rather than identifying
17 specific dollar amounts in the Plan. I'm sure that
18 you're aware that the Army cannot park money in its
19 budgeting for contingency purposes. In other
20 words, we can only program dollars for actual
21 needs. For example, if you look at this FY98
22 budget, none of that is contingency dollars, it's
23 money that's programed for an actual need.

24 The Actual Plan is merely a description.
25 This is a process that the Army will take if the

RESTORATION ADVISORY BOARD MEETING

1 GGNPA encounters something when it's doing its
2 construction. And part of that plan is going to
3 include expedited processes to procure the funding
4 to reprogram existing funds that will allow us
5 to go out and address that problem. So that's
6 primarily what that is.

7 BOARDMEMBER HOOPER: I was wondering
8 if the RAP will have already approved cleanup
9 standards that are negotiated at this time? Is
10 that what is expected? Or will there be a public
11 process that is enumerated in the Plan?

12 BOARDMEMBER WILKINS: No. When you
13 see the detailed summary that I talked about -- for
14 example, you saw up here where we added additional
15 analytes at all the sites. Because in some of the
16 comments the folks said the Army didn't identify
17 all of the contaminants of concern, so we added
18 other contaminants of concern at the sites that
19 folks said should have been in there. We've also
20 established cleanup levels for those contaminants
21 of concern, we just didn't put them on these
22 slides. Put you'll see that in the summary package
23 that we send out, it will have all that in there.

24 MR. CHOW: For the 937 area, the
25 Board's order is still enforceable, and the Board

RESTORATION ADVISORY BOARD MEETING

1 BOARDMEMBER FUENTES: The Coast Guard
2 said that sampling will occur in March of next
3 year.

4 BOARDMEMBER O'HARA: In the event
5 that they have to take some sort of remedial
6 action, are they committed to doing it? Do they
7 have the resources to get it done? And are we
8 talking about now, or are we talking about sometime
9 in the lifetime of my grandchildren?

10 BOARDMEMBER WILKINS: I believe they
11 are committed to it. I don't think there's any
12 doubt about that. I'm not familiar enough with
13 their budgetary process to know whether they have
14 those funds sitting there right now. That's
15 something that will be funded in the summer.
16 They're going to be doing the sampling in March.
17 And the sampling is going to tell them if there is
18 a problem or there's a little bit of a problem, we
19 need to address it, we need \$600,000 to get this
20 cleaned up. I feel strongly that they've had that
21 commitment. There has been enough message traffic
22 between them and DTSC to indicate that they do have
23 that commitment.

24 I believe that their budget process, although
25 it's different than the Army -- in other words, the

RESTORATION ADVISORY BOARD MEETING

1 is working with the Army in trying to make sure
2 that the Army does comply with the requirement from
3 this particular order. However, as we know, the
4 UVB System didn't work and the plume is there, so
5 the Board is requesting the Army to demonstrate or
6 to assure those kinds of plumes are stabilized.

7 And right now we're talking about action levels for
8 the groundwater, and also what kinds of cleanup
9 levels for the soil. On the other hand, it's also
10 a part of the RAP. And there are several things
11 Bob has already mentioned. Things like the
12 resolution, and it is going in the right direction,
13 but there are some fine lines that need to be
14 worked out further with the Board and the Army.

15 BOARDMEMBER WALTERS: I just want to
16 make sure that's incorporated into the RAP.

17 FACILITATOR KERN: Questions or
18 comments? Anyone from the public?

19 BOARDMEMBER YOUNGKIN: I just wanted
20 to do an update on the Coast Guard site. The Coast
21 Guard, in conjunction with the Army constructed a
22 workplan. The workplan was submitted to DTSC for
23 review, and DTSC has approved that workplan. So
24 the Coast Guard is scheduling their additional
25 sampling.

RESTORATION ADVISORY BOARD MEETING

1 Coast Guard doesn't have a BRAC Program per se, but
2 they do have an environmental restoration program.
3 I can't speak for the Coast Guard, but I feel
4 strongly that they would, based on the message
5 traffic that's gone back and forth.

6 The other point to consider is, that little
7 area is like an island out there in the Crissy
8 Field redevelopment. And as I understand GGNPA's
9 plans, they don't include doing any type of
10 immediate work in that area. Like their
11 reconstruction does not include that box, if you
12 will. So the primary concern is, is there anything
13 in that box that may affect -- go outside the
14 boundaries. And that sampling they are going to do
15 in March is going to tell us that. I feel
16 confident they're going to address it.

17 FACILITATOR KERN: Mark, did you have
18 anything concerning the RPM meeting?

19 BOARDMEMBER YOUNGKIN: No. There
20 was only two topics on this RPM meeting. It was a
21 brief meeting, and we had more detail tonight than
22 at the RPM meeting.

23 FACILITATOR KERN: Any other items?

24 BOARDMEMBER CHEEVER: I have a
25 question about the Nike Missile Site. I know at

RESTORATION ADVISORY BOARD MEETING

1 previous meetings you mentioned how you planned
2 certain remediation and funding was being awaited.
3 Is there any news on that?

4 BOARDMEMBER WILKINS: As we stated
5 last time, the whole issue there is the funding. I
6 think we have identified the work that we want to
7 do there. You can see the dollars that are
8 programed for that in the budget spread sheet.
9 Unfortunately, we have not gotten that portion of
10 the funding. We received some of our FY98 funding,
11 not all of it. That happens to be one of the line
12 items that we have not received funding for, but we
13 are anxiously awaiting those dollars, just as you
14 are. As soon as we get the funding in we will let
15 folks know, because at that point we will be ready
16 to get started.

17 BOARDMEMBER CHEEVER: When does the
18 funding year begin?

19 BOARDMEMBER WILKINS: It begins
20 October 1st.

21 BOARDMEMBER CHEEVER: So it's begun.
22 Do you have some of the funding? I mean, how do
23 you do your day-to-day operation if you don't have
24 your funds yet?

25 BOARDMEMBER WILKINS: Well, that's a
RESTORATION ADVISORY BOARD MEETING

1 continually put pressure on up the chain, but we
2 have yet to see any dollars arrive.

3 FACILITATOR KERN: Other comments for
4 this evening? A reminder that if you have an
5 agenda item or action items to get them to Mark. We
6 have a committee meeting scheduled for the 16th.
7 Without objection, meeting adjourned. Thank you
8 for your participation.

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1 good question. We primarily do it because the
2 money that we get from BRAC is allowed to be
3 carried over on a year-by-year basis. For example,
4 we may request funds in FY98 for a project, but
5 that project might take 18 months to complete, so
6 we request it this year because we want to start it
7 this year. So in FY99, even if we haven't got FY99
8 money, we might still be working on that project
9 because we're still working with money we got in
10 FY98. So that's how that works. And
11 unfortunately, I don't have any control over when
12 we receive the funds. We request the time period
13 for doing that. The Army resource management
14 budget pie-in-the-sky is a very complicated and
15 complex and convoluted machine, and I guess it
16 takes a long time and a very protracted process to
17 get the money out and get it down here to the
18 installation level. This is the same thing we go
19 through every year.

20 BOARDMEMBER CHEEVER: You're saying
21 you actually -- some of these items you have gotten
22 funded?

23 BOARDMEMBER WILKINS: But not all of
24 them.

25 BOARDMEMBER HANDEL: And we
RESTORATION ADVISORY BOARD MEETING

1 REPORTER'S CERTIFICATE

2
3 I, Elizabeth Valstad, do hereby certify that
4 the foregoing is a true and correct statement of
5 the testimony and proceedings had in the
6 within-entitled matter and that the same is a full,
7 true and correct transcription of the shorthand
8 notes as taken by me in said matter.

9

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11 Dated: At San Francisco, California this
12 _____ day of _____, 1997

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Elizabeth Valstad